

Regular City Council Meeting

September 11, 2017

Agenda

7:30 p.m. **Call to Order**
Pledge of Allegiance
Roll Call
Approval of Minutes: August 28, 2017
Approval of Bills: none
Approval of Agenda

Public Comment

I. Old Business –

1. Appointment of Erin Kopkowski to Planning Commission
2. Consider first reading of ordinance amendment rezoning parcel 21-30-126-003, West End Industrial Park, from the I-1 District (LIGHT INDUSTRIAL) to the RM-1 District (MULTIPLE-FAMILY RESIDENTIAL)
3. Considered revised vacation accrual policies for all Non-Union employees, Department Heads and City Manager

II. New Business-

1. Consider second reading of Ordinance to reduce the number of Planning Commission members from 9 to 7 and bring the division into compliance with the Michigan Planning Enabling Act.
2. Consider second reading of Ordinance to increase the value of purchases requiring City Council approval and competitive bidding and clarify purchasing authority in emergency circumstances

- III. Budget**
- IV. Discussion- Downtown**
- V. Manager's Report**
- VI. Council Comments-**
- VII. Adjournment**

CITY OF SOUTH LYON
REGULAR COUNCIL MEETING
AUGUST 28, 2017

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

Mayor Galeas stated Councilmember Parisien is absent and Department Head Bob Martin is on vacation.

PRESENT: Mayor Galeas, Councilmembers: Kivell, Kramer, Kurtzweil, Rzyzi and Wedell
Also Present: City Manager Ladner, Chief Collins, Chief Kennedy, Attorney Wilhelm and Clerk Deaton
Absent: Councilmember Parisien

CM 8-1-17 MOTION TO EXCUSE ABSENCE OF COUNCILMEMBER PARISIEN

Motion by Wedell, supported by Rzyzi
Motion to excuse absence of Councilmember Parisien

VOTE: MOTION CARRIED UNANIMOUSLY

MINUTES

CM 8-2-17 MOTION TO APPROVE MINUTES AS PRESENTED

Motion by Rzyzi, supported by Kurtzweil
Motion to approve minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS- None

AGENDA

Councilmember Kivell stated he would like to remove the appointment of Erin Kopkowski to the Planning Commission until the first meeting in September when we have a full board.
Councilmember Rzyzi stated he is fine with voting on this tonight, he will approve this appointment.
Mayor Galeas stated he has no problem waiting until the next meeting.

CM 8-3-17 MOTION TO POSTPONE APPOINTMENT UNTIL NEXT MEETING

Motion by Kivell, supported by Kramer
Motion to postpone appointment to Planning Commission until the next meeting

VOTE: MOTION CARRIED UNANIMOUSLY

CM 8-4-17 MOTION TO APPROVE AGENDA AS AMENDED

Motion by Kivell, supported by Wedell
Motion to approve the agenda as amended

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Ashley Enstad 1104 Chestnut Lane stated she is running as a write in candidate for Mayor. She stated she has received incredible support. She stated she has a double major from MIT, is a software engineer and
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she is from the Midwest and has Midwest values. She further stated her goals are to focus on the City's finances and budgeting process. She stated she wants to focus on grants to develop Volunteer Park and downtown. She stated securing the funds to develop the park will benefit our sporting community. Ms. Enstad stated she is also very sensitive to the needs and concerns of the senior citizens. She stated we need to find budget solutions that doesn't tax our seniors. She will always be mindful of our seniors and their contribution to our community. She further stated she is a proponent of voting to maintain People's Express and funding for the Center for Active Adults. She stated everyone on Council has made great contributions to the City and she wants to build upon their successes and complete their vision for the City of South Lyon such as fiscal strength, an economically viable downtown and the development of Volunteer Park. She further stated as an engineer she isn't bothered by different personalities, she can sift through the emotions, weigh the facts, analyze the arguments and find a solution that works for everyone. She stated she has a steady hand and believes each person has intellectual merit in public debate. She stated she is very qualified to be the City's Mayor. Ms. Enstad thanked Councilmembers Wedell, Kramer and Mayor Galeas for their service to the City and wished them luck transitioning away from public life. She further stated if she becomes Mayor she hopes they will be available to her to consult on matters that have a special interest to them.

Swearing in of New Firefighters:

1. Dan Laitinen
2. Austin Dziurgot
3. Cain McGowan

Chief Kennedy stated we do a lot of regional training which is indicative of the great mutual aid we have. He stated they have completed 300 hours of practical and written training and he is happy to have them part of our team. Clerk Deaton swore in the 3 new firefighters. Mayor Galeas congratulated them.

OLD BUSINESS- None

NEW BUSINESS

1. Appointments/resignations from boards and commissions
 - a. Resignation of Dan Pelchat from Cable Commission

CM 8-5-17 MOTION TO ACCEPT RESIGNATION

Motion by Rzyzi, supported by Kurtzweil

Motion to accept resignation of Dan Pelchat from the Cable Commission with thanks

VOTE:

MOTION CARRIED UNANIMOUSLY

- b. Appointment of Bob Martin to Historical Commission

Mayor Galeas stated he would like to appoint Bob Martin to the Historical Commission

CM 8-6-17 MOTION TO APPOINT BOB MARTIN TO HISTORICAL COMMISSION

Appointed by Mayor Galeas, supported by Wedell

Appointment of Bob Martin to the Historical Commission

VOTE:

MOTION CARRIED UNANIMOUSLY

c. Appointment of Linda Graham to Cultural Arts Commission

CM 8-7-17 MOTION TO APPOINT LINDA GRAHAM TO THE CULTURAL ARTS COMMISSION

Appointed by Mayor Galeas, supported by Kramer

Appointment of Linda Graham to the Cultural Arts Commission

VOTE: MOTION CARRIED UNANIMOUSLY

Councilmember Wedell stated one of the reasons we wanted Bob on the Historical Commission is because of the concerts in the park series. Bob has always handled the concerts and has done it very, very well. He further stated it is our intent to continue the program along with anything else he will bring to the table. Mayor Galeas stated the concerts have always been Bob's passion and he has done a great job bringing in the bands.

2. Consider designating an alternate to SEMCOG

City Manager Ladner stated Councilmember Wedell is our delegate, but it was brought to her attention that we also need an alternate. She stated she has attended SEMCOG meetings in the past and is ok with being the alternate. Councilmember Wedell stated he thought there should have been a delegate and an alternate named after the last City Election. Councilmember Kurtzweil asked if Councilmember Wedell could continue as the delegate even if he isn't running for Council again in November. Councilmember Wedell stated he thinks the delegate should be someone on City Council and he is not running again. Councilmember Kramer stated he thought he was appointed as the alternate. Councilmember Kivell stated he thinks it will be appropriate to appoint someone for both positions after the Election.

CM 8-8-17 MOTION TO DESIGNATE THE CITY MANAGER AS ALTERNATE DELEGATE

Motion by Rzyzi, supported by Kramer

Motion to designate the City Manager as alternate delegate for SEMCOG

VOTE: MOTION CARRIED UNANIMOUSLY

3. Consider approval of Witch's Hat Run

Chief Collins stated the route is the same as in prior years, the roads to be closed are 11 Mile and Martindale Road. He further stated the correct date is the 9th of September.

CM 8-9-17 MOTION TO APPROVE ROAD CLOSURES FOR WITCH'S HAT RUN

Motion by Kramer, supported by Rzyzi

Motion to approve road closures for the Witch's Hat Run on September 9, 2017 as requested

VOTE: MOTION CARRIED UNANIMOUSLY

4. Consider approval of road closures for Pumpkinfest Run

Chief Collins stated this is an agenda item because it is a separate event from the Pumpkinfest Parade and we recommend approval.

CM 8-10-17 MOTION TO APPROVE ROAD CLOSURES FOR PUMPKINFEST RUN

Motion by Kramer, supported by Rzyzi

Motion to approve the road closures for Pumpkinfest Run on September 23, 2017 as requested

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VOTE:

MOTION CARRIED UNANIMOUSLY

5. Consider first reading of Ordinance to reduce the number of Planning Commission members from 9 to 7 and bring the division into compliance with the Michigan Planning Enabling Act.

City Manager Ladner stated the Planning Commission has struggled to fill their vacancies in the past several years and even if Ms. Kopkowski is appointed, that will still leave 2 vacancies. State Law allows us to have a 7-member Commission instead of 9. She stated by lowering the number required it will help with getting quorum for meetings. Councilmember Kivell stated this is a practical solution but it is a shame we can't get more people with different ideas. Councilmember Kurtzweil stated the Ordinance does permit us to have someone that is allowed to be outside of our jurisdiction as long as they are a registered elector of a town close by. City Manager Lander stated we currently have someone that is outside of the City limits. Councilmember Rzyzi stated this is a practical solution and doesn't seem to be controversial.

CM 8-11-17 MOTION TO APPROVE THE FIRST READING OF THE ORDINANCE TO REPEAL THE EXISTING AND ADOPT A NEW DIVISION 4 IN CHAPTER 2 ARTICLE V

Motion by Rzyzi, supported by Kramer

Motion to approve the first reading of the ordinance to appeal and adopt a new Division 4, in Chapter 2, Article V of the code of ordinances for the City of South Lyon changing the number of Planning Commission members from 9 to 7 people.

VOTE:

MOTION CARRIED UNANIMOUSLY

6. Consider first reading of Ordinance to increase the value of purchases requiring City Council approval and competitive bidding and clarify purchasing authority in emergency circumstances

City Manager Ladner stated she and Attorney Wilhelm have been working on cleaning up our purchasing ordinance. She stated this Ordinance does not change the need for Council approval for different projects. She further stated this will also change the threshold for purchases from \$2,000 to \$5,000. City Manager Ladner stated this also increases the value of purchases requiring competitive bidding from \$5,000 to \$10,000. Councilmember Kivell stated he prefers that the City Manager approves prior to any of that being conducted. He further stated the change from \$5,000 to \$10,000 is ok with him as long as it is a budgeted item. Attorney Wilhelm stated the City Manager is designated as the purchasing agent in the current ordinance and that isn't changing. Councilmember Wedell stated everything needs to go through the City Manager, she is the gatekeeper of the budget. Further discussion was held regarding the current ordinance. Councilmember Kramer stated he wants to make sure if a Department Head wants to make a purchase the City Manager is aware and can make sure the process is followed so the City Manager can make sure everything is done properly and she can make the final judgement call. Attorney Wilhelm stated he can work with the City Manager to make sure a procedure is in place. Councilmember Kivell stated the idea of them having to get approval to submit for bids, it is good practice for communication and informing the City Manager that is what they want to do, but if they are solid enough that it is something necessary they should be able to put all the package together then give that to the City Manager. Councilmember Rzyzi stated there are always two readings and if this is passed tonight, it may not be the final version. We can make any changes that are needed then vote on this again. Councilmember Kurtzweil stated in Section 2-222 she is not in favor of the purchasing agent soliciting advice verbally. Attorney Wilhelm stated the request can be verbally, but the quote or bid must be in

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writing. Councilmember Kurtzweil stated the language is a bit ambiguous and it may need to be clearer. Attorney Wilhelm stated he will look at the terminology before the next meeting. Councilmember Kivell stated it should state no action will be taken without the bid in writing.

CM 8-11-17 MOTION TO APPROVE THE FIRST READING OF THE ORDINANCE TO AMEND
ARTICLE VI PURCHASING CHAPTER 2- ADMINISTRATION

Motion by Kramer, supported by Kurtzweil

Motion to approve the first reading of the ordinance to amend the purchasing ordinance- Article VI- purchasing, Chapter 2- Administration of the Code of Ordinances of the City of South Lyon as presented

VOTE:

MOTION CARRIED UNANIMOUSLY

7. Consider alternatives for contracting for interim Class B Operator Services

Jesse VanDeCreek of HRC stated with the departure of the Class B Operator from the WW plant, the goal is to enable Council to coordinate the search process for a new WW Superintendent with a Class B license. He stated we identified 3 alternatives for Council to consider. One is a shared services agreement. He stated it is not uncommon for people that have a Class B license to have their own LLC business because due to the high demand, they sometimes work for more than one community. He stated unfortunately the people they contacted declined the opportunity due to time/work load, personal or potential conflict of interest reasons.

Mr. VanDeCreek stated the second alternative is to contract with a private company such as HTI (Highland Treatment, Inc). He stated HTI currently works with Milford, Lyon and Green Oak Townships. He further stated the hourly rate for them is \$90.00 and their services can be terminated with 24 hours' notice. He stated this is only to provide the Class B Operator at the facility, this position is not a supervisor, or superintendent. He stated they have been around for 45 years. Mr. VanDeCreek stated they are the closest proximately to provide those services to the City. He stated this is a quote, not a contract.

Mr. VanDeCreek stated the third option is interim intergovernmental cooperation with OCWRC (Oakland County Water Resources Commission). They maintain many other plants, such as Pontiac. They told him South Lyon is going to have a hard time finding Class B Operators, they have been trying to hire more operators for 2 years. He stated they are interested in helping the City and they said the services will be at cost. He further stated the information is in legal review right now. He stated he recommends the City to contract with HTI. He stated he suggests Council allow them to continue working with OCWRC in case that is needed, but HTI will be able to cover right now. Mayor Galeas asked if the current people at the WW Plant are potential candidates for this. City Manager Ladner stated the way the program is laid out, we are still 2 years away from a current employee having the Class B License. Mr. VanDeCreek stated it is very challenging to get this license. He stated this is a highly desirable position right now and people like Oakland County can't fill. He stated they have offered to help us, but the stop gap measure is to move forward with HTI.

Councilmember Kurtzweil stated she wants to disclose she has a conflict with HTI and she let the City Manager and Attorney know. She stated she doesn't know if she needs to disclose the nature of the conflict, but she cannot vote or discuss anything with HTI. Councilmember Rzyzi stated there are a few things that stood out. One was when you said you contacted Oakland County and they said the soonest we could get someone was 2 years for the license. He further stated that is a sign these positions are in high demand and it is very specified and specific. He stated with the hourly rate of \$90.00 there may be a range of 40 hours a month, and what stood out is if this takes a year, it could cost us close to \$40,000 and

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that is obviously less than what we were paying Bob. He further stated for that type of skilled position this is a steal. He then asked if the City Manager is comfortable taking over the work. City Manager Ladner stated in the short term yes, but long term we will need someone to be out there day in and day out. She stated she met with all of the departments last week and she will be overseeing things. Councilmember Rzyzi stated this is very important, water is a very sensitive topic and to have someone with that technical ability and he thanked HRC for getting someone on such short notice. He further stated we trust the City Manager to run the City day to day and he is very comfortable with this.

Councilmember Kramer asked how the search for a full-time replacement is going. City Manager Ladner stated we are waiting until the beginning of September because we will have new-hire retirement options to bring before Council. Councilmember Kramer asked what the salary range for a Class B employee will be. Mr. VanDeCreek stated it will vary, depending on the size of the wastewater plant. He further stated he can work with Lynne and we can utilize MML and MWA and bring back the information. He stated he has found that these employees aren't out there, there is a significant gap with the current generation. Mr. VanDeCreek stated we will need to hire a Class B Operator and/or a superintendent. He is finding the hybrid like Bob Martin that can be the license holder, a budget person and a superintendent is very hard to find. He stated you may have to hire 2 people. Councilmember Kramer stated his concern is Bob had a plan for a few more years until one of his guys got a license, and now we may have to hire 2 people and he is concerned what this will do to our budget the next couple of years. Councilmember Rzyzi stated they won't be full time with benefits and pension so he isn't worried about it at all. Councilmember Kramer stated we will be paying someone up to \$40,000 without anyone doing the supervisory duties or the budgeting. Councilmember Kivell stated we may need 3 people to take Bob's place and that illustrates what a huge loss it is. Councilmember Kurtzweil stated she remembers a year ago we talked about succession plans for the City. She stated students aren't taking biology, lab work, or science classes anymore. She stated if you understand the demographics of where the work force is going this was foreseeable. The City didn't plan well enough for this day and we have to realize we have a changing workforce that is out there and it will be a budget issue that will have to be handled. Councilmember Rzyzi stated retirements are nothing new and Bob was a hot commodity and for him to leave and advance his career and get his pension is good for him. Councilmember Kramer stated Bob took a pay cut, how is that advancing his career. Mayor Galeas stated when you have someone that is in our ranks and they will have a license B in two years, doesn't mean they will not go elsewhere, we will have to make sure we make them want to stay. Councilmember Kivell asked what the time frame is for Oakland County to let us know if they can assist us. Mr. VanDeCreek stated it appears it is a staffing question, they recently took on Pontiac, and they haven't been able to hire additional Class B Operators. He stated they normally take over the entire plant, we only want someone to assist with the Class B Operator. He further stated sometimes they require a 6-month agreement. Councilmember Kivell stated there may be an obligation of 20 hours that the State requires, but it may be more than that. Mr. VanDeCreek stated the operator will be putting the license on the line by filling out the paperwork. He stated the City's plant is terrific, no violations, this should be relatively easy to run, but when he discussed this with them, to some degree the person will be at the mercy of the regulatory folks to ensure they spend enough time at the plant. The DEQ stated they were thinking 2 hours day. Councilmember Kivell stated the licensee will be giving Lynne the rundown of what needs to take place. Mr. VanDeCreek stated the person we are looking for will run the monthly operating reports. He stated the interim will report to the City Manager and confirmed the existing staff will be running the plant, but the licensee will verify and submit the reports to MDEQ. Mr. VanDeCreek stated he expects the staff has the professionalism and experience that they will be fine running the plant. City Manager Ladner will be the interim superintendent, the existing operations will be handled by the current staff. Councilmember Kramer

asked how the billing will be done. City Manager Ladner stated she believes it will be monthly. Councilmember Kramer asked if the other communities using HTI have contracts with them. Mr. VanDeCreek stated they do not, they have an hourly rate agreement, no contracts. He stated the other communities actually use HTI to run the entire plants. Councilmember Kramer stated he is concerned about the additional work this will put on the City Manager. Mr. VanDeCreek stated he cannot stress enough the importance of finding a hybrid and to offer a good package. Councilmember Wedell stated he appreciates the research and he agrees option 2 is the best plan for now. He further stated we have trained staff to keep the plant running. He stated his concern is the hiring process going forward. City Manager Ladner stated we have the job description, she will work with HRC to make sure the required skills are correct and she will follow through with the ad after we have the information from MERS to see what benefits Council wants to offer to the new employee. She wants to make sure we have a comprehensive employment plan for Bob's replacement.

Councilmember Kurtzweil stated this is almost the same position we were in many years ago when the 2 positions were combined. She asked if anyone in the department could be promoted. City Manager Ladner stated we have very good employees and foremen for day to day operations, but they don't have experience with budgeting and payroll. She stated it doesn't mean they can't be trained to do so, but no one is ready to step into that position at this time. Councilmember Ryzyi stated he doesn't know the ins and outs of the water treatment plant but he can imagine it is very complex. He stated he believes in promoting from within and we have very skilled employees and if they can run a plant, they can work on a budget. He further stated Jesse did a good job on this and this is a good plan in place. City Manager Ladner stated she is asking Council to allow her to contract either intergovernmental or on an interim privatized basis with an amount not to exceed \$5,000 per month. She doesn't believe it will exceed \$3600.00 but she would like to give OCWRC time to look at the agreement.

CM 8-12-17 MOTION TO AUTHORIZE CITY MANAGER LADNER TO PURSUE OPTION 2 FOR PRIVATIZED SERVICES NOT TO EXCEED \$5,000 A MONTH AND TO SIGN AN AGREEMENT WITH OCWRC IF DECIDED

Motion by Ryzyi, supported by Kivell

Motion to authorize the City Manager to pursue option 2 for privatized services and begin discussions with HTI to not exceed \$5,000 a month and authorize the City Manager to sign an agreement with OCWRC

ROLL CALL VOTE:

Kivell- Yes
 Ryzyi- Yes
 Galeas- Yes
 Wedell- Yes
 Kramer- Yes
 Kurtzweil- Abstain
MOTION CARRIED

BUDGET

Councilmember Kurtzweil stated she met with our Bookkeeper Lori Mosier who was excellent and she thanked her for her time. She stated she received some emails about the unfunded pension liability. She stated there is no answer, it is important that we are beginning to talk about it. She further stated you can solve it on the revenue side by raising taxes through a mill to increase the operating mill in the budget or a designated mill solely for public safety which would have to be a voter initiative solution. She stated you can solve it by raising taxes, but you have to take into consideration the senior community. The additional way is the expenditure side of the budget by cutting a little from DPW and all other budgets but

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you have to look at each department and the reason the Police Department was mentioned because their current budget is 2.5 million and that is 46% of our budget. In 2018-2019 it will be 49% of the budget. She said this is just an option, dissolve the Police Department and contract with Oakland County Sheriff office, or ask the Chief to find about \$600,00 in cuts from the budget which that could then be used toward the unfunded pension liability fund. Or you can do a hybrid. She stated she hopes Council will reach out to the community and the senior community is the most impacted. She further stated we need to start talking about this problem and working toward solving it. Councilmember Kurtzweil stated the community should have some role in the way we find a solution. She stated she wanted to bring two issues to Council, one is overtime and why it is brought up during meetings. She stated she has an article she wants added as part of the minutes. She explained they found there was a Police Sergeant that retired with an \$88,00 pension and his annual salary was \$70,000. Lansing administrators said the overtime increased some of the Police Officers pensions was related to staffing, but it was a scheme that was built into the budget of overtime that was given to certain employees. She stated she spoke with MERS and if you have employees receiving overtime during their last 5 years of employment it goes towards their salary is included in the calculations of their pensions. She stated when the overtime is questioned by Council it is to ensure accountability and because of the interplay of overtime with their pension. She stated we will be paying that for 30 years after they retire. She stated vacation pay is also included in the calculation for their pension. She stated the problem is you have people in the community that will be paying the price for this. She further stated there are legitimate concerns. She will continue to ask questions and move forward with a good pension program that is good for the employees and the taxpayers.

Councilmember Ryzyi stated the common theme is the pensions. He stated the City has to take this on. For the most part, 95% of the workforce doesn't have pensions and it is a very serious issue and it is bankrupting cities. He further stated people are starting to talk about this when you have 50% budget going to the Police Department, the last option to pursue is contracting with Oakland County. He further stated he is not for that, and that would be the worse option. We had a large tax increase that was offset by the school, but as it stands if we don't make cuts we may have to have another tax increase next year. The seniors are hit the hardest. He confirmed with the City Manager that the seniors in Colonial Acres don't receive snow plowing by the City. City Manager Ladner stated their streets are private along with many others in the City. Councilmember Ryzyi stated that is an injustice. He further stated if we have to fix the roads we may have to get a road millage. He stated it is not fair and Council needs to look into this.

Mayor Galeas stated these problems are happening all over the State. The communities around us are growing so their tax base keeps growing, but we don't have that luxury, we are basically built out. He stated he hates raising taxes but if it must be done to cover costs, then we have to. He is very proud of our Police and Fire Departments and being one of the safest cities. We have our own water facility unlike other communities. He stated he hopes the tax payers understand no one wants to raise taxes, but sometimes it must be done.

Councilmember Kivell stated public safety is every City's biggest expenditure, we aren't unique to that. There has been pressure from the State for MERS to look at more rational ways for communities to transition to other plans. We have been looking into this for a while, and we are pursuing things. We haven't been sitting idle, MERS holds all the cards once you are in their membership you are stuck with their rules. He further stated the one saving grace with MERS is retirement is a long-term issue, we can't find a solution that will fix it automatically, but it is something we will set up a program that will square it up over time. Councilmember Kurtzweil stated the issue isn't transitioning right now, it is a given, we have to transition from the City paying 98% of pensions. She stated it does increase at a high rate and dealing with the unfunded pension part needs to be dealt with sooner than later. We need to do something

to start paying this down. She stated she isn't talking about changing the current employee's pensions, she is talking about new hires. She stated the immediate need is dealing with the unfunded pension. She stated this is going to be a constant battle, but we need a plan in place. Councilmember Ryzyi stated to the point of how serious this is, if you look at it as the national debt, it was 4 trillion, now it is 20 trillion and it is being wasted and as the debt rises it doesn't go down unless you work at it. We can talk about how everyone has this plan, but if the State doesn't come in and fix it, the 5 million will keep going up.

DOWNTOWN

Councilmember Ryzyi asked when the Tropical Smoothie business will open. City Manager Ladner stated they had a final inspection scheduled for today so it may open this weekend. Robert Donohue stated he is working on the over the road banners for downtown and we have to get the permits from the Road Commission. Mayor Galeas stated the Fury of the Feast was a crazy successful event and they brought a lot of people into our community. He then asked if the wine bar is still coming in. Mr. Donohue stated they are working on it, but it isn't a done deal. Councilmember Ryzyi stated the car shows, the farmers market and other events are really positive and shows how much is getting done and how much people are taking interest in the City and our events. Mr. Donohue stated the success of the events all goes to our residents.

MANAGER'S REPORT

City Manager Ladner stated she is expecting information from MERS in early September. She reminded everyone of the Farmers Market, the Bridge Walk and Depot Day which is on September 9th. She stated with the retirement of Bob Martin and soon to be retired Chris Regentik she stated the positions must be filled. She stated we will move forward with replacing both of them after the MERS situation is resolved. Councilmember Ryzyi asked if the new hires will be on the pension plan. City Manager Ladner stated she will have different plans for Council to choose from. Councilmember Ryzyi asked if a Cadet could take place of the clerk in the Police Department. Chief Collins stated we do use the cadet to cover lunch hours and such, but there are many things that are required by the State that requires a vetted person and certain skills. He further stated the clerical function is being done by 1 person, back in 2008 we had 2 people. We do the best we can with what we have. He further stated one of the things the Police Department does is lift assist and we do that sometimes more than once a day for seniors that have fallen and can't get up. There may be less of one service for a segment of the community, but they may have more services in other areas.

Councilmember Kivell asked if the City Manager looked into the Lions fund going towards the playground equipment that Parks and Recreation requested. He stated we approved the purchase and we were hoping the Lions Fund will cover the funding. City Manager stated she hasn't seen the purchase order yet.

Councilmember Ryzyi asked City Manager Ladner if she will have the new vacation policy at the next meeting. City Manager Ladner stated she planned on it.

COUNCIL COMMENTS

Councilmember Wedell stated he is glad to see more firefighters being sworn in again today and he doesn't know where Chief Kennedy is getting all the new recruits. He stated they all seem to be well trained and it is a great advantage to us. Councilmember Wedell stated the improved I.S.O rating is a great deal for everyone because it helps lower insurance rates and he thanked Chief Kennedy for his work.

Councilmember Kramer stated he has been asking for a while about the cross walk on 9 Mile. City Manager Ladner stated she is looking into adhoc signals which means when someone walks into the

walkway, the lights light up and it helps tell people to stop for pedestrians. Councilmember Ryzyi stated he would like to praise the Fury for the Feast. He stated not only was it a nice event, it was the partnership with the local businesses. He stated Busch's was there donating food to their customers and that is also an investment in the community. He doesn't think of it as a chain even though it is a large one it speaks of good management on their part. He further stated Gleaners was involved as well and thanks to the Witch's Hat. Councilmember Ryzyi stated he would like to encourage people to sign up for the Witch's Hat run. He stated these events bring in people from other areas. He stated it is a good event. He stated he thinks it is great the number of firefighters Chief Kennedy is bringing in. He stated he wants it noted that we are going into closed session for the negotiation of a collective bargaining unit. He further stated he looked at the contract and one of the themes we have is the budget and the unfunded liability and sometimes there are disagreements with how things can be handled. He further stated the contract in front of us tonight is not taxpayer friendly, but it is employee friendly. Councilmember Kivell thanked Chief Kennedy for getting more firefighters and he hopes this is a trend. Councilmember Kurtzweil stated she attended the St. Joe's Church picnic and it was well attended. Councilmember Kurtzweil stated she wants to send a huge thank you to the employees of Peter's True Value. She stated she has been buying truck loads of top soil and they were so polite and kind. She stated she wants to thank all of their employees and they are a great store and they are also within the City limits, and she asked everyone to support their local businesses. She stated she attended the Fury for the Feast and it was packed inside and out. She further stated she spoke with people from Ann Arbor, Howell, Brighton, Milford and many others. She stated she has some friends that attended the Melon Fest in Howell a few weeks ago, and the Pumpkinfest was a hot topic. Councilmember Kurtzweil stated she hopes at the next Council meeting which falls on September the 11th we can have a couple of minutes in silence remembering the fallen heroes on September 11, 2001. She further stated all she will say on the union contract is a dairy farmer told her early on in her political career, milk cows, not the taxpayers. Mayor Galeas stated the amount of foot traffic in our downtown has grown a lot. He further stated it is a good thing and to see the new businesses come into South Lyon and fill a void we had is great. He further stated a lot of the businesses are working together. He stated he saw Chief Kennedy in action one day and he thanks him for all he does in the City.

CLOSED SESSION- Closed session under section 8© of The Open Meetings Act, connected with the negotiation of a collective bargaining agreement

CM 8-13-17 MOTION TO ENTER INTO CLOSED SESSION UNDER SECTION 8C OF THE OPEN MEETINGS ACT CONNECTED WITH THE NEGOTIATION OF A COLLECTIVE BARGAINING AGREEMENT

Motion by Kramer, supported by Wedell

Motion to enter into closed session under Section 8c of The Open Meetings Act connected with the negotiation of a collective bargaining agreement at 9:40 p.m.

ROLL CALL VOTE:

Kivell- Yes
Ryzyi- No
Galeas- Yes
Wedell- Yes
Kramer- Yes
Kurtzweil- No

MOTION CARRIED

CM 8-14-17 MOTION TO RECONVENE REGULAR COUNCIL MEETING

8/28/17

Motion by Wedell, supported by Kivell

Motion to reconvene the regular council meeting at 10:10

VOTE: MOTION CARRIED UNANIMOUSLY

CM 8-15-17 MOTION TO DIRECT THE CITY MANAGER TO RATIFY CONTRACT WITH COLLECTIVE BARGAINING UNIT

Motion by Wedell, supported by Kivell

Motion to direct City Manager to ratify contract with AFSCME collective bargaining unit

ROLL CALL VOTE: Kivell- Yes

Ryzyi- No

Galeas- Yes

Wedell- Yes

Kramer- Yes

Kurtzweil- Yes

MOTION CARRIED

ADJOURNMENT

CM 8-16-17 MOTION TO ADJOURN MEETING

Motion by Kramer, supported by Kivell

Motion to adjourn meeting at 10:15 p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted

Mayor John Galeas

Clerk Lisa Deaton



CAPCON

MICHIGAN
CAPITOL
CONFIDENTIAL

FORtheRECORD...

Cities hurt budgets with police/fire pension spiking schemes, blame state

Got a ticket in Ann Arbor? That cop may have added to his income for the rest of his life

Aug. 14, 2017

The Lansing State Journal did an [Aug. 10](#) story that found some police and fire department employees who had retired with pensions paying more than their base salaries. For example, one police sergeant retired with a \$88,612 pension after earning \$70,093 a year while employed.



Here was the city's response, according to the newspaper: "City administrators say the overtime that increased some of the Lansing police and fire pensions between 2010 and 2016 is likely a result of low staffing triggered by decreases in state revenue sharing and fewer qualified people interested in public safety careers."

ForTheRecord says: The city's response deserves scrutiny. It states there was low staffing because of a cut in state revenue sharing, which implies the city couldn't afford to hire enough people.

State-shared revenue for Lansing did drop 2 percent from 2010 to 2016, or from \$14.2 million to \$13.9 million. But cities that point to state-shared revenue cuts as a source of their financial woes often don't give a full picture of their complete budget. In this case, Lansing's revenues increased from \$106.3 million in 2010 to \$122.5 million in 2016 – an increase of \$16.2 million (or 15 percent), above the rate of inflation.

Residents should question whether the phenomenon of some employees retiring with higher pensions than base wages is a symptom of stressed budgeting, as Lansing alleges.

Exhibit 1

It's far more likely to point the finger at the pension formulas that reward city employees for generating more overtime in the immediate years before they retire. That's when that additional money can boost the employee's retirement income significantly in a form of pension spiking that happens across the state.

Lansing is far from the only city that is dealing with spiked pensions.

A similar issue came to light in Ann Arbor when two retired city employees revealed how some police officers were inflating their pre-retirement salaries. They alleged that certain police officers were working the midnight shift and would greatly increase the number of traffic violations they wrote in the few years leading up to retirement. The officers knew that many of the tickets would be challenged in court and they would get additional overtime to appear to testify. City records appeared to support that claim.

One Ann Arbor officer collected an average of \$22,688 in overtime in each of his last three years of employment. Another who retired in 2015 averaged \$22,097 in overtime pay a year during his last three years. Both worked the midnight shift. (By comparison, the average annual overtime of all 72 employees who retired from the Ann Arbor police department from 2009 to 2015 was \$7,743.)

The incentive for overtime pay extends beyond a larger paycheck during the years someone is employed. If those officers worked 25 years, that \$22,000 extra in overtime, when applied to the pension formula, resulted in an extra \$15,125 each year in retirement.

The solution is to have the calculations for public sector pensions based on base salaries only, excluding extra pay in the form of overtime.

More For the Record...

August 2017 Payroll Report

Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Administration								
Blaha, M.	14.7200	84.00		\$ 1,236.48	\$ -		\$ 1,236.48	
Ciarelli, J.	16.3700	80.25		\$ 1,313.69	\$ -		\$ 1,313.69	
Deaton, L.				\$ 5,009.38			\$ 5,009.38	
Donhue, R.				\$ 5,229.24			\$ 5,229.24	
Gotham, D.	17.2500	73.00		\$ 1,259.25	\$ -		\$ 1,259.25	
Ladner, L.				\$ 7,130.78			\$ 7,130.78	
Lanning, W.	11.0500	32.00		\$ 353.60			\$ 353.60	
Mosier, L.				\$ 4,661.04			\$ 4,661.04	
Pieper, Judy	18.1400	160.00		\$ 2,898.32	\$ -		\$ 2,898.32	
Tiernan, P.	18.0000	86.25		\$ 1,552.50			\$ 1,552.50	
TOTAL: Administration		515.50	0.00	\$ 30,644.28	\$ -	\$ -	\$ 30,644.28	
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Cemetery								
Bjerke, Michael	12.0700	8.00		\$ 96.56			\$ 96.56	
Brannun, L.	12.8300	78.00		\$ 1,000.74			\$ 1,000.74	
Lemke, John N.	12.0700	70.00		\$ 844.90			\$ 844.90	
Nicholls, William	12.0700	70.00		\$ 844.90			\$ 844.90	
Wauford, S.	12.0700	82.00		\$ 989.74			\$ 989.74	
Wedesky, J. W.	12.0700	78.00		\$ 941.46			\$ 941.46	
Williamson, N.	12.0700	26.00		\$ 313.82			\$ 313.82	
TOTAL: Cemetery		412.00	0.00	5032.12	0.00	0.00	5032.12	
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Police								
Baaki, D.	36.2879	160.00	11.50	\$ 5,806.06	\$ 639.24		\$ 6,445.30	
Baker, A.	33.5999	160.00	7.00	\$ 5,375.98	\$ 360.88	\$ 1,600.00	\$ 7,336.86	Longevity
Baker, J.	36.2879	160.00	5.00	\$ 5,806.06	\$ 276.85	\$ 1,600.00	\$ 7,682.91	Longevity
Barbour, R.	33.5999	160.00	4.00	\$ 5,375.98	\$ 205.35		\$ 5,581.33	
Brooks, T.	33.5999	160.00	1.50	\$ 5,375.98	\$ 77.33		\$ 5,453.31	
Collins, L.				\$ 7,414.46		\$ 1,600.00	\$ 9,014.46	Longevity
Faught, C.	36.2879	160.00	1.00	\$ 5,806.06	\$ 55.37		\$ 5,861.43	
Garris, G.	17.0300			\$ -			\$ -	
Hoydic, S.	33.5999	160.00	7.50	\$ 5,375.98	\$ 386.65	\$ 1,600.00	\$ 7,362.64	Longevity
Krettlin, F.	17.0300			\$ -			\$ -	
LaChance, J.	10.3000	70.00		\$ 721.00			\$ 721.00	
Lambi, A.	11.6400	66.00		\$ 768.24			\$ 768.24	
Laraway, P.	17.0300			\$ -			\$ -	
Ley, K.	17.0300			\$ -			\$ -	
Raap, T.	33.5999	160.00	9.00	\$ 5,375.98	\$ 462.04		\$ 5,838.02	
Regentik, C.	19.1500	160.00		\$ 3,064.00	\$ -		\$ 3,064.00	
Sederlund, C.	36.2879	160.00	7.00	\$ 5,806.06	\$ 389.10		\$ 6,195.16	
Sovik, C.	38.8281	164.00	27.00	\$ 6,367.81	\$ 1,603.69		\$ 7,971.50	
Sroufe, T.	33.5999	160.00	3.50	\$ 5,375.98	\$ 180.44		\$ 5,556.42	
Stevens, T.	33.5999	160.00	4.00	\$ 5,375.98	\$ 204.48		\$ 5,580.47	
Tomanek, J.	33.5999	160.00	2.00	\$ 5,375.98	\$ 103.11		\$ 5,479.09	
Walton, T.	33.5999	160.00	16.50	\$ 5,375.98	\$ 847.07	\$ 1,300.00	\$ 7,523.05	Longevity
Wilcox, W.	12.5000	23.00		\$ 287.50	\$ -		\$ 287.50	
Wilcox, W.	17.0300			\$ -	\$ -		\$ -	
Wittrock, M.	33.5999	160.00	3.00	\$ 5,375.99	\$ 154.01		\$ 5,530.01	
Total: Police		2723.00	109.50	\$ 95,607.11	\$ 5,945.59	\$ 7,700.00	\$ 109,252.71	

REVENUE REPORT FOR CITY OF SOUTH LYON

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PERIOD ENDING 08/31/2017

FINANCIAL REPORT FOR AUGUST 2017

GL NUMBER	DESCRIPTION	2017-18 ORIGINAL BUDGET	2017-18 AMENDED BUDGET	YTD BALANCE 08/31/2017 NORM (ABNORM)	ACTIVITY FOR MONTH 08/31/17 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDDT USED
Fund 101 - GENERAL FUND							
Revenues							
101-000.000-402.000	REAL PROPERTY TAX	3,782,216.00	3,782,216.00	449,601.70	449,601.70	3,332,614.30	11.89
101-000.000-423.000	SOUTH LYON WOODS TAX	920.00	920.00	654.50	93.50	265.50	71.14
101-000.000-446.000	PENALTIES AND INTEREST	9,500.00	9,500.00	0.00	0.00	9,500.00	0.00
101-000.000-451.000	BUILDING PERMITS	150,000.00	150,000.00	75,488.50	41,280.00	74,511.50	50.33
101-000.000-452.000	HEATING & PLUMB. REFG. PERMI	35,000.00	35,000.00	3,895.00	2,632.00	31,105.00	11.13
101-000.000-453.000	ELECTRICAL PERMITS	14,500.00	14,500.00	6,388.00	3,426.00	8,112.00	44.06
101-000.000-454.000	LICENSES & BUSINESS MISC.	4,000.00	4,000.00	495.00	190.00	3,505.00	12.38
101-000.000-570.000	STATE SHARED REV.	954,016.00	954,016.00	0.00	0.00	954,016.00	0.00
101-000.000-600.000	BOARD OF APPEALS	0.00	0.00	900.00	0.00	(900.00)	100.00
101-000.000-630.000	ADMIN FEE PROPERTY TAX	93,000.00	93,000.00	11,397.13	11,397.13	81,602.87	12.25
101-000.000-634.000	GRAVE OPENINGS & FOUNDATIONS	35,000.00	35,000.00	13,235.00	8,760.00	21,765.00	37.81
101-000.000-642.000	POLICE	45,000.00	45,000.00	1,179.39	188.27	43,820.61	2.62
101-000.000-661.000	PARKING VIOLATION	750.00	750.00	140.00	0.00	610.00	18.67
101-000.000-662.000	LOCAL COURT FINES	30,000.00	30,000.00	2,417.55	2,417.55	27,582.45	8.06
101-000.000-664.000	INTEREST	4,000.00	4,000.00	627.92	0.00	3,372.08	15.70
101-000.000-666.000	PARK AND REC. INTEREST	0.00	0.00	149.72	0.00	(149.72)	100.00
101-000.000-668.000	INTEREST-EQUALIZ. & CONTINGENC	0.00	0.00	41.87	0.00	(41.87)	100.00
101-000.000-668.200	RENTS AND ROYALTIES-CABLE	150,000.00	150,000.00	36,358.41	36,358.41	113,641.59	24.24
101-000.000-668.300	LEASE--ANTENNA	45,000.00	45,000.00	6,509.44	6,509.44	38,490.56	14.47
101-000.000-668.400	RENTAL PROPERTIES	8,800.00	8,800.00	1,524.06	762.03	7,275.94	17.32
101-000.000-675.200	CONTRIBUTIONS-COOL YULE	0.00	0.00	350.00	350.00	(350.00)	100.00
101-000.000-675.600	CULTURAL ARTS REVENUES	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-000.000-698.000	MISCELLANEOUS	130,000.00	130,000.00	10,823.78	9,231.91	119,176.22	8.33
101-000.000-698.900	GRANT MONIES-CULTURAL ARTS	1,400.00	1,400.00	0.00	0.00	1,400.00	0.00
Total Dept 000.000		5,494,102.00	5,494,102.00	622,176.97	573,197.94	4,871,925.03	11.32
TOTAL REVENUES							
		5,494,102.00	5,494,102.00	622,176.97	573,197.94	4,871,925.03	11.32
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		5,494,102.00	5,494,102.00	622,176.97	573,197.94	4,871,925.03	11.32

EXPENDITURE REPORT FOR CITY OF SOUTH LYON

PERIOD ENDING 08/31/2017

FINANCIAL REPORT FOR AUGUST 2017

GL NUMBER	DESCRIPTION	2017-18		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDTG USED
		ORIGINAL BUDGET	2017-18 AMENDED BUDGET	08/31/2017 NORM (ABNORM)	08/31/2017 NORM (ABNORM)	MONTH 08/31/17 INCR (DECR)	MONTH 08/31/17 INCR (DECR)	BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 101 - GENERAL FUND										
200.000-ADMINISTRATION		1,250,429.00	1,250,429.00	272,959.95	272,959.95	150,512.76	150,512.76	977,469.05	977,469.05	21.83
276.000-CEMETERY		100,964.00	100,964.00	26,082.14	26,082.14	16,098.67	16,098.67	74,881.86	74,881.86	25.83
295.000-SENIOR TRANSPORTATION		76,359.00	76,359.00	6,365.00	6,365.00	6,365.00	6,365.00	69,994.00	69,994.00	8.34
300.000-POLICE		2,585,880.00	2,585,880.00	450,646.97	450,646.97	230,240.57	230,240.57	2,135,233.03	2,135,233.03	17.43
335.000-FIRE		468,130.00	468,130.00	92,527.19	92,527.19	62,426.28	62,426.28	375,602.81	375,602.81	19.77
346.000-AMBULANCE		2,075.00	2,075.00	30.55	30.55	30.55	30.55	2,044.45	2,044.45	1.47
440.000-DEPT. OF PUBLIC WORKS		807,000.00	807,000.00	106,449.53	106,449.53	69,539.86	69,539.86	700,550.47	700,550.47	13.19
690.000-PARKS AND RECREATION		162,260.00	162,260.00	28,530.05	28,530.05	15,785.08	15,785.08	133,729.95	133,729.95	17.58
732.000-HISTORICAL DEPOT		31,375.00	31,375.00	4,332.96	4,332.96	4,125.12	4,125.12	27,042.04	27,042.04	13.81
800.000-CABLE COMMISSION		4,275.00	4,275.00	0.00	0.00	0.00	0.00	4,275.00	4,275.00	0.00
802.000-CULTURAL ARTS		4,720.00	4,720.00	412.08	412.08	412.08	412.08	4,307.92	4,307.92	8.73
TOTAL EXPENDITURES		5,493,467.00	5,493,467.00	988,336.42	988,336.42	555,535.97	555,535.97	4,505,130.58	4,505,130.58	17.99

Fund 101 - GENERAL FUND:
 TOTAL EXPENDITURES

5,493,467.00	5,493,467.00	988,336.42	555,535.97	4,505,130.58	17.99
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EXPENDITURE REPORT FOR CITY OF SOUTH LYON

PERIOD ENDING 08/31/2017

FINANCIAL REPORT FOR AUGUST 2017

GL NUMBER	DESCRIPTION	2017-18		YTD BALANCE 08/31/2017 NORM (ABNORM)	ACTIVITY FOR MONTH 08/31/17 INCR (DECR)	AVAILABLE		% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET			NORM (ABNORM)	BALANCE	
Fund 592 - WATER & SEWER								
452.000		0.00	0.00	2,000.00	2,000.00	(2,000.00)		100.00
540.000-WATER / REPAIR		145,500.00	145,500.00	14,509.39	9,002.70	130,990.61		9.97
550.000-SEWER / REPAIR		258,300.00	258,300.00	13,624.99	9,571.35	244,675.01		5.27
555.000-REFUSE COLLECTION		534,240.00	534,240.00	83,969.40	83,969.40	450,270.60		15.72
556.000-WATER		1,142,554.00	1,142,554.00	152,640.65	123,683.62	989,913.35		13.36
557.000-WASTEWATER		1,649,650.00	1,649,650.00	173,564.79	104,407.39	1,476,085.21		10.52
TOTAL EXPENDITURES		3,730,244.00	3,730,244.00	440,309.22	332,634.46	3,289,934.78		11.80
Fund 592 - WATER & SEWER:								
TOTAL EXPENDITURES		3,730,244.00	3,730,244.00	440,309.22	332,634.46	3,289,934.78		11.80

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CHECK REGISTER FOR CITY OF SOUTH LYON
CHECK DATE FROM 08/17/2017 - 09/07/2017

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Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount	Status
Bank 01 GEN FUND CHECKING							
08/17/2017	01	72315	MISC	KELLY AND GEORGE ARNOLD	REFUND FOR ZBA MEETING	450.00	Open
08/17/2017	01	72316	3602	BLUE CROSS BLUE SHIELD OF MICH	RETIREE INSURANCE PREMIUMS - SEPTEMBER 2017	2,298.52	Open
					INSURANCE PREMIUMS - SEPTEMBER 2017	36,521.83	Open
						38,820.35	
08/17/2017	01	72317	3697	BYNUM PROPERTIES, LLC	CONCERT IN THE PARK - 08/11/2017	650.00	Open
08/17/2017	01	72318	3935	CIB PLANNING	PLANNING CONSULTANT FEES & PLAN REVI	4,499.50	Open
08/17/2017	01	72319	0283	CORRIGAN OIL CO.	GAS & DIESEL	4,365.05	Open
08/17/2017	01	72320	4084	BOB DONOHUE	MDA SUMMER WORKSHOP	85.00	Open
08/17/2017	01	72321	7934	EMERGENT HEALTH PARTNERS	BASIC EMT COURSE - FALL NIGHT	3,045.00	Open
08/17/2017	01	72322	6061	MATTHEW EMERY	COUNCIL RECORDING - AUGUST 14, 2017	75.00	Open
08/17/2017	01	72323	0557	INTL UNION OF OPERATING ENG	PAYROLL DEDUCTION	264.19	Open
08/17/2017	01	72324	3955	JOHNSON, ROSATI, SCHULTZ &	GENERAL LABOR MATTERS	2,864.00	Open
					MICHIGAN TAX TRIBUNAL MATTERS	741.00	Open
					CITY ATTORNEY RETAINER WORK	9,000.00	Open
						12,605.00	
08/17/2017	01	72325	5883	TOLA LEWIS	08/12/2017 FARMERS MARKET ENTERTAINM	125.00	Open
08/17/2017	01	72326	1509	MARTIN'S DO IT BEST	JULY 31, 2017 STATEMENT - HISTORICAL	45.89	Open
08/17/2017	01	72327	0470	MISDU	PAYROLL DEDUCTION	322.07	Open
08/17/2017	01	72328	3928	OAKLAND COMMUNITY COLLEGE*	EMS I/C COURSE	1,500.00	Open
08/17/2017	01	72329	0293	OAKLAND COUNTY ANIMAL CONTROL	LICENSE SOLD - APRIL 1, 2017 TO JUNE	2,396.75	Open
08/17/2017	01	72330	3004	OBSERVER & ECCENTRIC NEWSPAPER	LEGAL NOTICES EMPLOYMENT AD- FARMERS	1,372.60	Open
08/17/2017	01	72331	0218	PARKSIDE CLEANERS	RUG CLEANING	43.00	Open
08/17/2017	01	72332	5364	PEOPLE'S EXPRESS	SENIOR TRANSPORTATION FOR JULY 2017	6,365.00	Open
08/17/2017	01	72333	2507	R.R.R.A.S.O.C.	HOUSEHOLD HAZARDOUS WASTE - JULY 201	47.00	Open
08/17/2017	01	72334	5893	SAFE BUILT MICHIGAN, INC.	JULY PERMIT FEES	30,909.63	Open
08/17/2017	01	72335	4156	TIMOTHY DAVIDS	MARKET MANAGER FEES & POSTAGE REIMBU	538.65	Open
08/17/2017	01	72336	1232	UNITED STATES POSTAL SERVICE	RECRUITMENT MAILERS	276.30	Open
08/17/2017	01	72337	0062	VANTAGEPOINT TRANSFERS	PAYROLL DEDUCTION - PLAN #301149 ICM	3,957.67	Open
08/17/2017	01	72338	3854	SUSAN L. WINTERS	PAYROLL DEDUCTION - AUGUST 17, 2017	212.36	Open
08/17/2017	01	72339	3984	WOW! BUSINESS	CABLE SERVICE	128.84	Open
					PARK SECURITY	62.00	Open
					INTERNET SERVICE	46.97	Open
						237.81	
08/17/2017	01	72340	5883	TOLA LEWIS	FARMERS MARKET ENTERTAINMENT FOR JUL	250.00	Open
08/18/2017	01	72341	4147	CHRISTINE REGENTIK	PAYROLL CORRECTION	425.07	Open
08/18/2017	01	72342	0859	LLOYD COLLINS	PAYROLL CORRECTIONS	438.16	Open
08/18/2017	01	72343	0831	TONY SROUFE	PAYROLL CORRECTION	425.07	Open
08/24/2017	01	72344	5310	ARBOR SPRINGS WATER CO., INC.	WATER	19.50	Open
					WATER FOR CITY HALL	19.50	Open
						39.00	
08/24/2017	01	72345	5264	BUSCH'S	SUPPLIES	41.44	Open
08/24/2017	01	72346	0859	LLOYD COLLINS	REIMBURSEMENT FOR PETTY CASH	42.40	Open

CHECK REGISTER FOR CITY OF SOUTH LYON
 CHECK DATE FROM 08/17/2017 - 09/07/2017

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount	Status
08/24/2017	01	72347	3165	CONSUMERS ENERGY	UTILITIES - NATURAL GAS 219 WHIPPLE UTILITIES - NATURAL GAS 214 W. LAKE UTILITIES - NATURAL GAS 335 S. WARRE	26.91 13.74 14.41 55.06	Open Open Open
08/24/2017	01	72348	5698	JAMES DAVIS	CONCERT IN THE PARK 08/18/2017	675.00	Open
08/24/2017	01	72349	4067	DRUM DANCE RECORDS INC	08/19/2017 FARMER'S MARKET ENTERTAIN	125.00	Open
08/24/2017	01	72350	4122	GFL ENVIRONMENTAL	DUMPSTERS & RECYCLING 09/01/2017 TO	433.62	Open
08/24/2017	01	72351	2415	HURON VALLEY AMBULANCE. INC	AMBULANCE SERVICE 07/06/2017	50.00	Open
08/24/2017	01	72352	4134	KIRSTEN MCGAHAN	PAYROLL CORRECTION	968.87	Open
08/24/2017	01	72353	4087	MICHIGAN POLICE TRAINING	CMV ENFORCEMENT TRAINING - WALTON	250.00	Open
08/24/2017	01	72354	3705	OAKLAND SCHOOLS*	PRINT SUMMER 2017 TAX BILLS	1,167.02	Open
08/24/2017	01	72355	0218	PARKSIDE CLEANERS	RUG CLEANING	43.00	Open
08/24/2017	01	72356	0216	PLANTE & MORAN PLLC	AUDIT FEES 2017	28,420.00	Open
08/24/2017	01	72357	1199	PNC BANK	AUGUST 2017 STATEMENT	270.70	Open
08/24/2017	01	72358	3804	RICOH USA, INC.	RICOH MPC2800 MAINTENANCE 08/08/2017	295.67	Open
08/24/2017	01	72359	0213	ROAD COMMISSION FOR OAKLAND	TRAFFIC SIGNAL MAINTENANCE - JUNE 20	342.71	Open
08/24/2017	01	72360	5554	SALEM-SOUTH LYON DISTRICT	LIBRARY DEBT PAYMENT	18,575.47	Open
08/24/2017	01	72361	0461	SOUTH LYON COMMUNITY SCHOOLS	SCHOOL OPERATING AND SCHOOL DEBT	194,057.28	Open
08/24/2017	01	72362	5983	STATE OF MICHIGAN	D-1 WATER CERTIFICATION EXAM - D. GE	70.00	Open
08/24/2017	01	72363	1774	THE BANK OF NEW YORK MELLON, NA	PRINCIPAL & INTEREST DEBT PAYMENT	1,018,904.74	Open
08/24/2017	01	72364	3653	TOSHIBA BUSINESS SOLUTIONS	CPC BILLING AUGUST 2017	68.86	Open
08/24/2017	01	72365	3984	WOW! BUSINESS	FIBER OPTIC NETWORK	710.00	Open
08/24/2017	01	72366	0561	A.F.S.C.M.E. COUNCIL 25	PAYROLL DEDUCTION	635.20	Open
08/31/2017	01	72367	5310	ARBOR SPRINGS WATER CO., INC.	BOTTLE WATER RENTAL	51.00	Open
08/31/2017	01	72368	4234	AVAYA*, INC.	DEW PHONE SYSTEM	12.58	Open
08/31/2017	01	72369	3194	CERTIFIED LABORATORIES	CHAIN CABLE & SNOW PLOW LUBE	338.77	Open
08/31/2017	01	72370	0059	CITY OF NOVI TREASURER	TRAINING TOWER RENTAL	300.00	Open
08/31/2017	01	72371	3165	CONSUMERS ENERGY	NATURAL GAS - AUGUST 2017 STATEMENT	61.11	Open
08/31/2017	01	72372	0381	CSX TRANSPORTATION, INC.	NATURAL GAS - 07/20/2017 TO 08/16/20	13.73	Open
08/31/2017	01	72373	0584	DTE ENERGY	NATURAL GAS - 250 DOROTHY ST. 07/20/	13.73	Open
08/31/2017	01	72374	6061	MATTHEW EMERY	NATURAL GAS - 300 DOROTHY ST. #B 07/	13.73	Open
08/31/2017	01	72375	6113	JOHN GALEAS, JR	SERVICE FROM 07/20/2017 TO 08/16/201	257.80	Open
08/31/2017	01	72376	3702	MICHAEL KENNEDY	UTILITIES - SERVICE PERIOD 07/25/201	72.24	Open
08/31/2017	01	72377	2586	GLENN KIVELL	UTILITIES - 335 S. WARREN SERVICE PE	1,695.77	Open
08/31/2017	01	72378			ANNUAL CROSSING SIGNAL MAINTENANCE 1	432.34	Open
08/31/2017	01	72379			SERVICE FROM 07/20/2017 TO 08/17/201	4,235.00	Open
08/31/2017	01	72380			SERVICE FROM 07/25/2017 TO 08/22/201	16.60	Open
08/31/2017	01	72381			SERVICE FROM 07/25/2017 TO 08/22/201	99.60	Open
08/31/2017	01	72382			SERVICE FROM 07/25/2017 TO 08/22/201	105.51	Open
08/31/2017	01	72383			SERVICE FROM 07/25/2017 TO 08/22/201	1,072.47	Open
08/31/2017	01	72384			UTILITIES - 07/25/2017 TO 08/22/2017	522.96	Open
08/31/2017	01	72385			UTILITIES - SERVICE PERIOD 07/25/201	176.99	Open
08/31/2017	01	72386			UTILITIES - 335 S. WARREN SERVICE PE	1,695.77	Open
08/31/2017	01	72387			VIDEO COUNCIL MEETING - 08/28/2017	3,689.90	Open
08/31/2017	01	72388			MONTHLY COUNCIL PAY - AUGUST 2017	75.00	Open
08/31/2017	01	72389			EMPLOYEE REIMBURSEMENT - TRASH CANS,	220.00	Open
08/31/2017	01	72390			MONTHLY COUNCIL PAY - AUGUST 2017	113.74	Open
08/31/2017	01	72391				180.00	Open

CHECK REGISTER FOR CITY OF SOUTH LYON
CHECK DATE FROM 08/17/2017 - 09/07/2017

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Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount	Status
08/31/2017	01	72378	3398	MICHAEL KRAMER	MONTHLY COUNCIL PAY - AUGUST 2017	180.00	Open
08/31/2017	01	72379	6114	MARGARET KURTZWELL	MONTHLY COUNCIL PAY - AUGUST 2017	180.00	Open
08/31/2017	01	72380	6636	LYNNE IADNER	CAR ALLOWANCE	350.00	Open
08/31/2017	01	72381	6018	MI-AWA	CROSS CONNECTION SEMINAR	160.00	Open
08/31/2017	01	72382	0470	MISDU	PAYROLL DEDUCTION	322.07	Open
08/31/2017	01	72383	6115	MARY PARISIEN	MONTHLY COUNCIL PAY - AUGUST 2017	180.00	Open
08/31/2017	01	72384	1199	PNC BANK	AUGUST 2017 STATEMENT - CONFERENCE L	636.92	Open
08/31/2017	01	72385	0559	POLICE OFFICERS LABOR COUNCIL	PAYROLL DEDUCTION	251.25	Open
08/31/2017	01	72386	4076	PRINCIPAL LIFE INSURANCE COMPANY	VISION & DENTAL INSURANCE - SERVICE	5,232.92	Open
08/31/2017	01	72387	6078	DAVID EDWARD ROOF	CONCERT IN THE PARK 08/25/2017	700.00	Open
08/31/2017	01	72388	3756	JOSEPH RYZYI	MONTHLY COUNCIL PAY - AUGUST 2017	180.00	Open
08/31/2017	01	72389	0055	SAM'S CLUB DIRECT	OFFICE & CLEANING SUPPLIES FOR POLIC	519.15	Open
08/31/2017	01	72390	4168	SCHOOLCRAFT COLLEGE FIRE TECHNOLO	DRIVER'S TRAINING - SEPTEMBER 30TH:	180.00	Open
08/31/2017	01	72391	1732	STANDARD INSURANCE COMPANY	DISABILITY & LIFE INSURANCE	2,518.52	Open
08/31/2017	01	72392	1465	TERMINIX PROCESSING CENTER	PEST CONTROL - RENTAL HOUSE 1 YEAR I	721.68	Open
08/31/2017	01	72393	4156	TIMOTHY DAVIDS	FARMERS MARKET MANAGER FEES & SUPPLI	647.50	Open
08/31/2017	01	72394	3675	TOSHIBA FINANCIAL SERVICES	CONTRACT PAYMENT 08/15/2017 TO 09/15	2,100.30	Open
08/31/2017	01	72395	0062	VANTAGEPOINT TRANSFERS	PAYROLL DEDUCTION ICMA 457 TRANSFER	3,969.32	Open
08/31/2017	01	72396	1378	HARVEY WEDELL	MONTHLY COUNCIL PAY - AUGUST 2017	180.00	Open
08/31/2017	01	72397	3854	SUSAN L. WINTERS	PAYROLL DEDUCTION FOR 09/01/2017	217.21	Open
08/31/2017	01	72398	4169	WONDER JUMP INC.	BOUNCEHOUSE RENTAL FOR FARMERS MARKE	150.00	Open
08/31/2017	01	72399	3984	WOW! BUSINESS	CABLE BOX	10.00	Open
					CABLE SERVICE	35.97	Open
						45.97	
09/07/2017	01	72400	5310	ARBOR SPRINGS WATER CO., INC.	WATER FOR CITY HALL	19.50	Open
09/07/2017	01	72401	4068	AT&T	PHONE SERVICE BILLING PERIOD 08/22/2	146.24	Open
09/07/2017	01	72402	5374	AT&T MOBILITY	WIRELESS PHONE BILLING PERIOD 07/20/	470.11	Open
09/07/2017	01	72403	3727	COACTIVE SYSTEMS COMPANY	SECURITY @ DEPOT	570.00	Open
09/07/2017	01	72404	9432	CAPITAL ONE COMMERCIAL	COSTCO WHOLESALE	195.34	Open
09/07/2017	01	72405	4067	DRUM DANCE RECORDS INC	SEPTEMBER 2, 2017 FARMERS MARKET ENT	125.00	Open
09/07/2017	01	72406	0584	DTE ENERGY	UTILITIES - 300 DOROTHY STREET	138.14	Open
					UTILITIES - 250 DOROTHY ST.	70.76	Open
					UTILITIES - ELECTRIC	388.93	Open
						597.83	
09/07/2017	01	72407	4091	ELECTRICAL CODE SERVICES LLC	ELECTRICAL INSPECTOR PAY	1,217.13	Open
09/07/2017	01	72408	3455	EMPLOYEE HEALTH INSURANCE MGMT	ADMIN. FEE - MEDICAL WRAP, RX COPAY	777.00	Open
					MEDICAL CLAIMS FUNDING	8,134.10	Open
						8,911.10	
09/07/2017	01	72409	4117	DONALD GOTHAM	EMPLOYEE REIMBURSEMENT AUGUST 2017	87.90	Open
09/07/2017	01	72410	3004	OBSEVER & ECCENTRIC NEWSPAPER	LEGAL AD	123.90	Open
09/07/2017	01	72411	0218	PARKSIDE CLEANERS	RUG CLEANING	43.00	Open
09/07/2017	01	72412	0462	PETER'S TRUE VALUE HARDWARE	POWER STRIP, LIGHT BULBS, POLISH, BA	212.16	Open
09/07/2017	01	72413	3987	PUMPKINFEST OF THE SOUTH LYON ARE	FARMERS MARKET TENT FOR PUMPKINFEST	800.00	Open
09/07/2017	01	72414	5554	SALEM-SOUTH LYON DISTRICT	LIBRARY & LIBRARY DEBT	30,881.46	Open
09/07/2017	01	72415	3009	SCHINDLER ELEVATOR CORP.	ELEVATOR MAINTENANCE - QUARTERLY BIL	425.10	Open
09/07/2017	01	72416	7935	KELLY SMITH	TAYLOR WEDDING	325.00	Open
09/07/2017	01	72417	0461	SOUTH LYON COMMUNITY SCHOOLS	SCHOOL OPERATING AND SCHOOL DEBT	329,948.10	Open

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Fund 101 GENERAL FUND					
Dept 000.000	ENGINEERING FEES	HUBBELL, ROTH, & CLARK,	SITE PLAN FEES - AUGUST 26, 2017 STAT	1,167.35	
101-000.000-035.000		Total For Dept 000.000		1,167.35	
Dept 200.000 ADMINISTRATION					
101-200.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	123.84	
101-200.000-802.000	CONTRACTUAL SVCS	KROPP MECHANICAL SERVICE	CLEAN CONDENSER COILS - (4) UNITS AS	450.00	
101-200.000-807.000	AUDITOR	PLANTE & MORAN, PLLC	PROGRESS BILL - 06/30/2017 FINANCIAL	9,520.00	
		Total For Dept 200.000 ADMINISTRATION		10,093.84	
Dept 276.000 CEMETERY					
101-276.000-740.000	OPERATING EXPENSE	BADER & SONS CO.	PARTS FOR TRACTOR #1	268.52	
101-276.000-740.000	OPERATING EXPENSE	BLUETARP FINANCIAL, INC.	DRILL & IMPACT DRIVER SET	22.46	
101-276.000-740.000	OPERATING EXPENSE	MILAN BURIAL VAULT, INC.	30 MARKER BASES	2,400.00	
101-276.000-740.000	OPERATING EXPENSE	O'REILLY AUTO PARTS	MECHANIC'S SUPPLIES	3.71	
101-276.000-802.000	CONTRACTUAL SVCS	JOHN'S SANITATION	PORTA JOHNS AT PARKS, CEMETERY & FARM	110.00	
101-276.000-977.000	EQUIPMENT	BADER & SONS CO.	MOWER DECK REPLACED	505.00	
		Total For Dept 276.000 CEMETERY		3,309.69	
Dept 300.000 POLICE					
101-300.000-727.000	OFFICE SUPPLIES	OFFICE EXPRESS	PAPER, FOLDERS, DVD-R	201.30	
101-300.000-740.000	OPERATING EXPENSE	NATIONAL PATENT ANALYTIC	BREATHALYZER MOUTHPIECES	161.25	
101-300.000-745.000	AMMUNITION	KIESLER'S POLICE SUPPLY	FED 38SPL 130GR FMJ, FED AE380 95GR F	2,833.33	
101-300.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	DRILL & IMPACT DRIVER SET	40.41	
101-300.000-863.000	VEHICLE MAINTENANCE	COOK AUTOMOTIVE	VEHICLE REPAIR - FOUR WHEEL ALIGNMENT	69.00	
101-300.000-863.000	VEHICLE MAINTENANCE	HINES PARK FORD, INC.	STEERING GEAR ASSEMBLY & TIE ROD ENDS	984.61	
101-300.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	MECHANIC'S SUPPLIES	6.68	
101-300.000-977.000	EQUIPMENT	PHYSIO-CONTROL, INC.	LP-1000 AED & SHIPPING	2,656.78	
		Total For Dept 300.000 POLICE		6,953.36	
Dept 335.000 FIRE					
101-335.000-721.000	UNIFORMS & CLEANING ALLOWANCE	FIRE SERVICE MGMT	TURNOUT GEAR REPAIR & CLEANING	236.00	
101-335.000-721.000	UNIFORMS & CLEANING ALLOWANCE	NORTH EASTERN UNIFORMS	HVA POLOS FOR EMT CLASS	87.75	
101-335.000-721.000	UNIFORMS & CLEANING ALLOWANCE	PAUL CONWAY SHIELDS	HELMET SHIELDS	334.64	
101-335.000-721.000	UNIFORMS & CLEANING ALLOWANCE	PRIORITY ONE EMERGENCY	UNIFORM PANTS - MORENO	74.99	
101-335.000-740.000	OPERATING EXPENSE	KATIE WIND PHOTOGRAPHY	PORTRAITS, COMPOSITE	418.00	
101-335.000-740.000	VEHICLE MAINTENANCE	W4 SIGNS	6 X 8 POSTCARDS - RECRUITMENT	547.00	
101-335.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	DRILL & IMPACT DRIVER SET	26.94	
101-335.000-863.000	VEHICLE MAINTENANCE	EMERGENCY VEHICLES PLUS	HYDRAULIC HOSE REPAIR TO LADDER 1	638.42	
101-335.000-863.000	VEHICLE MAINTENANCE	LAWSON PRODUCTS, INC.	HYDRAULIC HOSE & FITTINGS	233.61	
101-335.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	MECHANIC'S SUPPLIES	4.46	
101-335.000-863.000	VEHICLE MAINTENANCE	SOUTH LYON COLLISION	LE2 COLLISION REPAIR	1,000.00	
101-335.000-930.000	REPAIR MAINTENANCE	DOUGLASS SAFETY SYSTEMS	WAIST STRAP - SCBA REPAIR	151.30	
101-335.000-930.000	REPAIR MAINTENANCE	KOORSEN FIRE & SAFETY	AIR COMPRESSOR MAINTENANCE	2,898.30	
101-335.000-931.000	BUILDING MAINTENANCE	PLUMBERS SERVICE	DRAIN MAINTENANCE	285.00	
101-335.000-977.000	EQUIPMENT	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES, GLOVES, BP CUFF, ST	660.43	
101-335.000-977.000	EQUIPMENT	EASTMAN FIRE PROTECTION	CLASS A AND B FOAM	1,920.56	
101-335.000-977.000	EQUIPMENT	WITMER PUBLIC SAFETY GRO	AC HOTSTICK - VOLTAGE DETECTOR	340.98	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 335.000 FIRE					
Total For Dept 335.000 FIRE				9,858.38	
Dept 440.000 DEPT. OF PUBLIC WORKS					
101-440.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	93.14	
101-440.000-740.000	OPERATING EXPENSE	ANN ARBOR WELDING SUPPLY	CYLINDER RENTAL	400.98	
101-440.000-740.000	OPERATING EXPENSE	BADER & SONS CO.	WEED WHIP PARTS	12.51	
101-440.000-740.000	OPERATING EXPENSE	LB OFFICE PRODUCTS	OFFICE & PAPER SUPPLIES	39.19	
101-440.000-863.000	VEHICLE MAINTENANCE	ADVANCE AUTO PARTS	RUNNING BOARD REPLACED T-1	215.69	
101-440.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	DRILL & IMPACT DRIVER SET	98.78	
101-440.000-863.000	VEHICLE MAINTENANCE	FLEETPRIDE	MISC. PARTS FOR T-15	165.63	
101-440.000-863.000	VEHICLE MAINTENANCE	INTERSTATE BILLING SERVI	CONTROL SWITCH FOR TOOLCAT	359.92	
101-440.000-863.000	VEHICLE MAINTENANCE	LAWSON PRODUCTS, INC.	HYDRAULIC HOSE & FITTINGS	216.34	
101-440.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	OIL FILTERS	148.67	
101-440.000-935.000	NPDES PHASE 2 STORMWATER	HUBBELL, ROTH, & CLARK,	STORM WATER PERMIT ASSISTANCE FY 2017	756.22	
101-440.000-974.000	LAND IMPROVEMENTS	MILARCH NURSERY, INC.	2 TREES REPLACED	320.00	
101-440.000-974.000	LAND IMPROVEMENTS	RESIDEX LLC	GRASS SEED	186.20	
101-440.000-974.000	LAND IMPROVEMENTS	STONE DEPOT	FLOATSTONE FOR SIDEWALK REPAIR	189.00	
Total For Dept 440.000 DEPT. OF PUBLIC WORKS				3,202.27	
Dept 690.000 PARKS AND RECREATION					
101-690.000-740.000	OPERATING EXPENSE	QUALITY FIRST AID & SAFE	PAPER SUPPLIES	64.99	
101-690.000-801.000	PROFESSIONAL SERVICE	JOHN'S SANITATION	PORTA JOHNS AT PARKS, CEMETERY & FARM	530.00	
Total For Dept 690.000 PARKS AND RECREATION				594.99	
Total For Fund 101 GENERAL FUND				35,179.88	
Fund 202 MAJOR STREETS					
Dept 212.000 ACCOUNTANT					
202-212.000-801.000	PROFESSIONAL SERVICE	PLANTE & MORAN, PLLC	PROGRESS BILL - 06/30/2017 FINANCIAL	1,210.00	
Total For Dept 212.000 ACCOUNTANT				1,210.00	
Dept 463.000 STREET-ROUTINE MAINT.					
202-463.000-930.000	REPAIR MAINTENANCE	CONTRACTORS STEEL COMPAN	STEEL & TUBING FOR LEAF BOX T-15	174.66	
202-463.000-930.000	REPAIR MAINTENANCE	LAWSON PRODUCTS, INC.	NUTS, BOLTS & WASHERS FOR LEAF BOX	184.06	
Total For Dept 463.000 STREET-ROUTINE MAINT.				358.72	
Dept 491.000 STORM SEWER					
202-491.000-740.000					
	OPERATING EXPENSE	HD SUPPLY WATERWORKS, LT	MORTAR FOR CATCH BASIN REPAIR	52.90	
Total For Dept 491.000 STORM SEWER				52.90	
Total For Fund 202 MAJOR STREETS				1,621.62	
Fund 203 LOCAL STREETS					
Dept 212.000 ACCOUNTANT					
203-212.000-801.000	PROFESSIONAL SERVICE	PLANTE & MORAN, PLLC	PROGRESS BILL - 06/30/2017 FINANCIAL	1,210.00	
Total For Dept 212.000 ACCOUNTANT				1,210.00	
Dept 463.000 STREET-ROUTINE MAINT.					

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Fund 203 LOCAL STREETS					
Dept 463.000 STREET-ROUTINE MAINT.					
203-463.000-930.000	REPAIR MAINTENANCE	CONTRACTORS STEEL COMPAN	STEEL & TUBING FOR LEAF BOX T-15	174.66	
203-463.000-930.000	REPAIR MAINTENANCE	LAWSON PRODUCTS, INC.	NUTS, BOLTS & WASHERS FOR LEAF BOX	184.05	
		Total For Dept 463.000	STREET-ROUTINE MAINT.	358.71	
Dept 491.000 STORM SEWER					
203-491.000-740.000	OPERATING EXPENSE	HD SUPPLY WATERWORKS, LT	MORTAR FOR CATCH BASIN REPAIR	52.90	
		Total For Dept 491.000	STORM SEWER	52.90	
		Total For Fund 203	LOCAL STREETS	1,621.61	
Fund 280 DOWNTOWN DEVELOPMENT AUTHORITY					
Dept 000.000		JOHN'S SANITATION	PORTA JOHNS AT PARKS, CEMETERY & FARM	98.00	
280-000.000-740.200	SEASONAL IMPROVEMENTS	Total For Dept 000.000		98.00	
		Total For Fund 280	DOWNTOWN DEVELOPMENT AUTHORITY	98.00	
Fund 401 CAPITAL IMPROVEMENTS					
Dept 451.000					
401-451.000-801.000	PROFESSIONAL SERVICE	PLANTE & MORAN, PLLC	PROGRESS BILL - 06/30/2017 FINANCIAL	650.00	
		Total For Dept 451.000		650.00	
		Total For Fund 401	CAPITAL IMPROVEMENTS	650.00	
Fund 592 WATER & SEWER					
Dept 452.000					
592-452.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	DOROTHY STREET SANITARY SEWER - AUGUS	451.22	
		Total For Dept 452.000		451.22	
Dept 540.000 WATER / REPAIR					
592-540.000-740.000	OPERATING EXPENSE	HD SUPPLY WATERWORKS, LT	WATER LINE CRIMPER	210.50	
592-540.000-930.000	REPAIR MAINTENANCE	HD SUPPLY WATERWORKS, LT	WATERMAIN CLAMPS	657.12	
592-540.000-930.000	REPAIR MAINTENANCE	STONE DEPOT	GRAVEL & TOPSOIL FOR REPAIRS	238.50	
		Total For Dept 540.000	WATER / REPAIR	1,106.12	
Dept 556.000 WATER					
592-556.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	37.75	
592-556.000-740.000	OPERATING EXPENSE	ELHORN ENGINEERING COMPA	PHOSPHATE	3,700.00	
592-556.000-740.000	OPERATING EXPENSE	ETNA SUPPLY	CURB BOX KEYS	492.00	
592-556.000-740.000	OPERATING EXPENSE	HACH COMPANY	LAB SUPPLIES	268.08	
592-556.000-740.000	OPERATING EXPENSE	JCI JONES CHEMICALS INC.	CHLORINE	887.80	
592-556.000-740.000	OPERATING EXPENSE	PARAGON LABORATORIES, IN	WATER ANALYSIS	871.00	
592-556.000-740.000	OPERATING EXPENSE	THIELSCH ENGINEERING INC	FLOW CHARTS	646.75	
592-556.000-740.000	OPERATING EXPENSE	HUBBELL, ROTH, & CLARK,	WATER ASSET MANAGEMENT PLAN - AUGUST	303.46	
592-556.000-801.000	PROFESSIONAL SERVICE	PLANTE & MORAN, PLLC	PROGRESS BILL - 06/30/2017 FINANCIAL	1,864.00	
592-556.000-807.000	AUDITOR	ADVANCE AUTO PARTS	HUB & BEARING ASSEMBLY W-8	442.38	
592-556.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	DRILL & IMPACT DRIVER SET	40.41	
592-556.000-863.000	VEHICLE MAINTENANCE	HINES PARK FORD, INC.	STARTER W-3	194.68	

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Fund 592 WATER & SEWER					
Dept 556.000 WATER					
592-556.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	OIL FILTERS	18.38	
		Total For Dept 556.000 WATER		9,766.69	
Dept 557.000 WASTEWATER					
592-557.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	37.74	
592-557.000-740.000	OPERATING EXPENSE	ANN ARBOR WELDING SUPPLY	CYLINDER RENTAL	77.15	
592-557.000-740.000	OPERATING EXPENSE	BRIGHTON ANALYTICAL, L.L	WW ANALYSIS	82.50	
592-557.000-740.000	OPERATING EXPENSE	FISHER SCIENTIFIC	LAB SUPPLIES	1,244.25	
592-557.000-740.000	OPERATING EXPENSE	FLEETPRIDE	GENERATOR ENGINE HEATER	112.99	
592-557.000-740.000	OPERATING EXPENSE	HACH COMPANY	LAB SUPPLIES	260.27	
592-557.000-740.000	OPERATING EXPENSE	STONE DEPOT	GRAVEL FOR DRYING BEDS	157.50	
592-557.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	ASSET MANAGEMENT PLAN - AUGUST 26, 20	2,050.48	
592-557.000-802.000	CONTRACTUAL SVCS	KROPF MECHANICAL SERVICE	SUMMER HVAC MAINTENANCE INSPECTION	1,125.00	
592-557.000-807.000	AUDITOR	PLANTE & MORAN, PLLC	PROGRESS BILL - 06/30/2017 FINANCIAL	2,796.00	
		Total For Dept 557.000 WASTEWATER		7,943.88	
		Total For Fund 592 WATER & SEWER		19,267.91	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF SOUTH LYON
POST DATES 09/11/2017 - 09/11/2017
JOURNALIZED
OPEN

CHECKS TO BE APPROVED 09/11/2017

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 GENERAL FUND	35,179.88	
			Fund 202 MAJOR STREETS	1,621.62	
			Fund 203 LOCAL STREETS	1,621.61	
			Fund 280 DOWNTOWN DEVE	98.00	
			Fund 401 CAPITAL IMPRO	650.00	
			Fund 592 WATER & SEWER	19,267.91	
Total For All Funds:				58,439.02	
--- TOTALS BY GL DISTRIBUTION ---					
101-000.000-035.000			ENGINEERING FEES	1,167.35	
101-200.000-727.000			OFFICE SUPPLIES	123.84	
101-200.000-802.000			CONTRACTUAL SVCS	450.00	
101-200.000-807.000			AUDITOR	9,520.00	
101-276.000-740.000			OPERATING EXPENSE	2,694.69	
101-276.000-802.000			CONTRACTUAL SVCS	110.00	
101-276.000-977.000			EQUIPMENT	505.00	
101-300.000-727.000			OFFICE SUPPLIES	201.30	
101-300.000-740.000			OPERATING EXPENSE	161.25	
101-300.000-745.000			AMMUNITION	2,833.33	
101-300.000-863.000			VEHICLE MAINTENANCE	1,100.70	
101-300.000-977.000			EQUIPMENT	2,656.78	
101-335.000-721.000			UNIFORMS & CLEANING AL	733.38	
101-335.000-740.000			OPERATING EXPENSE	965.00	
101-335.000-863.000			VEHICLE MAINTENANCE	1,903.43	
101-335.000-930.000			REPAIR MAINTENANCE	3,049.60	
101-335.000-931.000			BUILDING MAINTENANCE	285.00	
101-335.000-977.000			EQUIPMENT	2,921.97	
101-440.000-727.000			OFFICE SUPPLIES	93.14	
101-440.000-740.000			OPERATING EXPENSE	452.68	
101-440.000-863.000			VEHICLE MAINTENANCE	1,205.03	
101-440.000-935.000			NPDES PHASE 2 STORMWAT	756.22	
101-440.000-974.000			LAND IMPROVEMENTS	695.20	
101-690.000-740.000			OPERATING EXPENSE	64.99	
101-690.000-801.000			PROFESSIONAL SERVICE	530.00	
202-212.000-801.000			PROFESSIONAL SERVICE	1,210.00	
202-463.000-930.000			REPAIR MAINTENANCE	358.72	
202-491.000-740.000			OPERATING EXPENSE	52.90	
203-212.000-801.000			PROFESSIONAL SERVICE	1,210.00	
203-463.000-930.000			REPAIR MAINTENANCE	358.71	
203-491.000-740.000			OPERATING EXPENSE	52.90	
280-000.000-740.200			SEASONAL IMPROVEMENTS	98.00	
401-451.000-801.000			PROFESSIONAL SERVICE	650.00	
592-452.000-801.000			PROFESSIONAL SERVICE	451.22	
592-540.000-740.000			OPERATING EXPENSE	210.50	
592-540.000-930.000			REPAIR MAINTENANCE	895.62	
592-556.000-727.000			OFFICE SUPPLIES	37.75	
592-556.000-740.000			OPERATING EXPENSE	6,865.63	
592-556.000-801.000			PROFESSIONAL SERVICE	303.46	
592-556.000-807.000			AUDITOR	1,864.00	
592-556.000-863.000			VEHICLE MAINTENANCE	695.85	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF SOUTH LYON
POST DATES 09/11/2017 - 09/11/2017
JOURNALIZED
OPEN

CHECKS TO BE APPROVED 09/11/2017		Invoice Description		Amount	Check #
GL Number	Invoice Line Desc	Vendor			
		592-557.000-727.000	OFFICE SUPPLIES	37.74	
		592-557.000-740.000	OPERATING EXPENSE	1,934.66	
		592-557.000-801.000	PROFESSIONAL SERVICE	2,050.48	
		592-557.000-802.000	CONTRACTUAL SVCS	1,125.00	
		592-557.000-807.000	AUDITOR	2,796.00	

The above checks have been approved for payment.

Lisa Deaton, City Clerk/Treasurer

John Galeas, Jr., Mayor



CITY OF SOUTH LYON
Application for Appointment

Date: JULY 6, 2017

Name: ERIN KOPKOWSKI
Address: 202 NORTH WELLS STREET
City, State, Zip Code: SOUTH LYON, MI 48178
Home Phone: 248) 437-7104 Business Phone:
Occupation: ARCHITECT
Employer: MODIFY, LLC
Education & Related Experience: BS IN ARCHITECTURE
10 YEARS CITY COUNCIL

Are you a citizen of the United States? Yes ☒ No ☐

Are you in default to the City? Yes ☐ No ☒

Is any member of your family an elected official of the City? Yes ☐ No ☒

If so, who?

Please select which position(s) you are interested in

Board/Commission	
Planning Commission	<input checked="" type="checkbox"/>
Parks and Recreations	<input type="checkbox"/>
Board of Review	<input type="checkbox"/>
Housing Commission	<input type="checkbox"/>
Zoning Board of Appeals	<input type="checkbox"/>
Building Authority	<input type="checkbox"/>
Downtown Development Authority	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>
Cultural Arts Commission	<input type="checkbox"/>
Other	<input type="checkbox"/>

Special qualifications: _____

Describe why you are interested in this position: CONTINUE TO SERVE
COMMUNITY

How long have you lived in South Lyon? 25 YEARS

Previous place of Residence? _____

References:

1. LISA DEATON
2. GLENN RIVELL
3. CHIEF MIKE KENNEDY

Applicant's Signature: Em Kaphors Date: 7/6/2017

Please print this application and
submit to:

City of South Lyon
Attn: Clerk's Office
335 S. Warren Street
South Lyon, MI 48178
Tel. (248) 437-1735

For Office Use Only

Comments: _____

Appointed to: _____ Date: _____

AGENDA NOTE

New Business: Item #

MEETING DATE: September 11, 2017

PERSON PLACING ITEM ON AGENDA: City Manager

AGENDA TOPIC: Consider first reading of ordinance amendment rezoning parcel 21-30-126-003, West End Industrial Park, from the I-1 District (LIGHT INDUSTRIAL) to the RM-1 District (MULTIPLE-FAMILY RESIDENTIAL)

EXPLANATION OF TOPIC: The City was approached regarding a re-zoning of the parcel currently known as West End Industrial Park. The item was postponed at the July 10th meeting pending the receipt of additional supporting documents. Due to delays by the company to provide the additional information at this time it is requested that the Council once again postpone the issue until October 9th. Take action based upon the information provided previously and including the letter from Richard Linnell regarding this property.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS: Resolution for rezone 1st reading, letter from CIB explaining the missing documents, letter from applicant responding to questions brought up previously

POSSIBLE COURSES OF ACTION: Approve first reading/Reject first reading/postpone/table

RECOMMENDATION: Postpone until 1st meeting in October

SUGGESTED MOTION: Motion by _____, supported by _____ to postpone until 1st meeting in October



Community Image Builders

CIB PLANNING

February 7, 2017

Attention: Lynne Ladner, City Manager

City Council
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Subject: **West End Industrial Rezoning Request, Dixboro Road, (21-30-126-003) I-1, Light Industrial to RM-1, Multiple Family Residential.** Approximately 32 acres located on the east side of Dixboro Road between 9 and 10 Mile Roads.

Dear Council Members:

As you may recall, we are in the process of obtaining a conceptual layout for the above property from ROWE Professional Services to determine the feasibility of developing the site for flexible "business center" space. Thus far the draft plans have not met my approval and I have directed them to provide another revised version. They understand that time is of the essence and we expect to receive the revised plan sometime next week.

Assuming the plan is acceptable, we will then pass it on to Craig Fuller of Fuller Appraisal, LLC for his review and comment. The goal is to better understand the development potential for the site under the current I-1 zoning designation. If that designation is not feasible, then what is the best use of the site given market conditions, access, surrounding land uses, etc.?

Recognizing that this item is back before City Council for action, I respectfully request that it be tabled until the October 9th Council meeting so we can fully investigate the current zoning designation and provide you with more complete information for your decision-making.

Please let us know if you have any questions on this.

Sincerely,

CIB PLANNING

Carmine P. Avantini, AICP
President

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-335-3800
Email: avantini@cibplanning.com

September 6, 2017

VIA EMAIL TO LLADNER@SOUTHLYONMI.ORG

Ms. Lynne Ladner
South Lyon City Manager

**Re: West End Industrial Park (the "Property")
32 acres on Dixboro Road**

Dear Ms. Ladner:

This correspondence shall serve as a response to the request made by members of the City of South Lyon City Council at the July 10, 2016 meeting. I think that it is important to briefly review some of the history surrounding the Property.

The Property was originally zoned for residential use. The current owners of the Property thought that if the Property were rezoned for light industrial use, there would be significant demand. Unfortunately, the Property was not located within the City of South Lyon. This thought first occurred to the owners in the late 1990's. In an effort to rezone the Property, the City of South Lyon agreed to annex the Property into the City of South Lyon such that the Property would have municipal water and sanitary sewer. The City Council at that time of application agreed to allow for the rezoning of the Property from residential to light industrial. The owners were happy and immediately sought to develop the Property. The site plan and engineering were approved and subsequently all permits were issued. The site was then developed in 2001.

Over the last approximately sixteen plus (16+) years, the site has sat developed and marketed by various real estate brokers. The real estate brokers that have and currently market the Property are a list of well-established industrial and commercial brokers in metropolitan Detroit including, but not limited, to Collier's International, Real Estate One (Janice Rupp), Grubb & Ellis, and Thomas A. Duke. Despite a desire to sell lots or enter into a build to suit agreement with a prospective tenant or owner, no tenant or owner has ever sought to purchase a lot or enter into a build to suit agreement. Over the time since the Property was developed, the real estate market has seen great times, terrible times, and, as of the last 3-4 years, an active market on the rise (see attached letter from Mark Schafer of Thomas A. Duke). Despite the current market, the Property has sat without suitors.

It should be noted that the owners and their brokers were repeatedly advised by other brokers and potential purchasers and/or tenants that the Property's location added thirty (30) or more minutes to delivery times by adding fifteen plus (15+) minutes to get to the Property from the freeway in each direction as opposed to the many sites located adjacent to the freeway. This added time and cost to multiple daily deliveries. Prospective purchasers and/or tenants also noted that Dixboro Road would need to be improved and that the Road Commission for Oakland County ("RCOC") does not have the road identified for heavy truck traffic (see attached Road Weight Restriction Map). It has been mentioned that other nearby sites have truck traffic and this is true, but the RCOC requires a bond for the usage of the roads for truck traffic. The seller also noted all of the brokers that previously marketed the Property said

that it needed to be changed to residential based on potential buyer feedback during their respective marketing efforts.

Much to the dismay of the owners, this Property has sat all these years while the owner pays taxes and is unable to obtain any purchasers, let alone recoup any of its cost for acquiring the land or improving the land. Since this Property was developed, tens of thousands of square feet of light industrial space located in Lyon Township has been developed, built, rented, and resold for prices that are market rate and better. The property is located in the I96 West Industrial Service District. The submarket (Wixom, Lyon, Milford, South Lyon, Green Oak) has seen tremendous growth during the fifteen (15) plus years that this Property has sat dormant. The residential development in the South Lyon area has boomed, while the industrial market has lagged. This is primarily due to location and lack of infrastructure: factors that cannot be "planned". During that same period of time the current owners have not received any offers. The Property is not desirable given its current zoning.

Landmarc seeks to rezone the Property to a multi-family zoning. This is not the typical rezoning request in that almost all rezoning requests seek to rezone a property from a less intensive use to a more intensive use. In the present matter, Landmarc seeks to rezone the Property from a more intensive use to a less intensive use. This type of rezoning would generally be considered as an attempt to decrease the value of the Property. However, that is not the case as the Property as currently zoned is effectively economically obsolete.

A multi-family use would great a perfect buffer or transitional zoning between the existing light industrial located to the south and to the east and the existing single family residential properties located to the north and to the west (see attached aerial map). Landmarc recognized that this Property would only be viable as multi-family and as such entered into a purchase agreement with the owners. Once the purchase agreement was executed, Landmarc promptly approached the City of South Lyon seeking to rezone the parcel on February 2, 2016 (see attached letter from Landmarc). The City was in the process of discussing a possible update to their existing master plan. When Landmarc approached the City of South Lyon seeking to rezone the Property, it was advised that the City of South Lyon was in the process of reviewing its master plan for the purposes of amending its master plan (see attached correspondence from Carmine P. Avantini). Landmarc was advised by the City of South Lyon to hold off on its request for rezoning until the master plan had been amended.

If the Property were rezoned to multi-family the use would be less intensive with respect to demands on municipal water service, sanitary sewer service, storm water (see attached Utility Usage Letter from engineer Clif Seiber), and vehicular traffic (see attached from Clif Seiber). The proposed units would be ranch style providing empty nesters or seniors already residing in the area with living options near the downtown. The units would also assist with the tax base.

We have reviewed the appraisal provided by Fuller Appraisal, L.L.C. We understand that the job of the appraiser and the conditions and appraiser must operate within given their respective license. We would submit to you that the last fifteen plus (15+) years have proven that the site as currently zoned in obsolete and respectfully requested that the City of South Lyon consider rezoning this Property from light industrial to multi-family residential.

Sincerely,

/s/ Richard D. Linnell

RICHARD D. LINNELL

Attorney at Law

Attachments

THOMAS A. DUKE COMPANY
COMMERICAL & INVESTMENT REALTORS

August 2, 2016

City of South Lyon
335 S. Warren Street
South Lyon, Michigan 48178

Attention: Ms. Lynne Ladner,
City Manager

Regarding: West End Industrial Park, Proposed change of Land Use
32 acres with approximately 18.25 acres of land available for Industrial
Use

Dear Ms. Ladner,

The purpose of this letter is to respond to the letter dated April 12, 2016 from CIB Planning regarding this property. The letter from CIB requested a thorough analysis of why this property cannot be reasonable used for Light Industrial purposes. This letter and Exhibits will provide that analysis.

There are four specific points that are raised in the CIB letter. Each concern will be addressed.

- 1) The CIB letter asserts the absorption rate of industrial buildings has increased since the recession and industrial properties are in demand leading to speculative construction in adjacent communities. This is the case. CoStar research shows the vacancy rate for Industrial properties in the Detroit Market was down to 4.7% at the end of 2015. This is the lowest vacancy rate in the last 15 years. This rate compares to vacancy rate in the mid 13% at the peak of the recession in 2010. The previous low in 2000 when the vacancy rate was just under 6%.

The West End Industrial Park is in the I-96 Corridor of the Detroit Industrial Market. There are currently 8 industrial buildings under construction totaling 821,779 SF in the I-96 Corridor. All of these building are located less than 2 miles from the expressway and average building footprint is over 100,000 SF.

The West End Industrial Park is over 5 miles from the interchange at I96 and Kent Lake and will route all of the truck traffic through downtown South Lyon, since Dixboro does not go through to Silver Lake Road. The distance to US23 is just less than 6 miles.

37000 GRAND RIVER □ SUITE 360 □ FARMINGTON HILLS, MI 48335

PHONE 248/476-3700 □ FAX 248/476-3560

www.thomasduke.com

The loop road has been installed and the average Unit size in West End is 1.69 acres. This size of property tends to lead to industrial buildings of less than 12,000 SF. West End does have municipal water for fire suppression which will allow for larger building footprints, but constructing buildings smaller than 15,000 SF have become less popular due the economies of scale associated with larger buildings. Business owners looking for industrial space between 5,000 and 15,000 SF often find it not only more economical to lease, but also find equity requirements higher and financing covenants more stringent than the large industrial buildings located in close proximity to the expressways.

In the fifteen years since the roads were completed at West End, there has been no construction. The lack of interest in this property during this time indicates there are more factors prohibiting interest in the property than just the current economic cycle.

- 2) The next area of concern is the future use of the land and if the current land use and zoning designations are "reasonable" for the development of West End.

Industrial property users are choosing to locate in South Lyon and they are choosing to locate on property zoned Light Industrial, just not in West End.

Development on Mill Street has progressed and almost all of the property has been developed. As this section of the City of South Lyon matures and development is completed, the need for future industrial land should come from the redevelopment of the excess land surrounding the Tub Mill site on McMunn Street. This land is suitable for redevelopment because of the lack of rail service that initially was the centerpiece of the industrial layout. The lack of rail now makes the configuration of the type of structures on this site a prime target for investment on property that is superior in location to West End.

- 3) The Mill Tube site is the best location for Business Center buildings. The loss of rail access to the property dramatically changes the highest and best use of the site. The area around the Mill has been in demand and will continue to be in demand for smaller service providers that can be located in multi-tenant buildings. This location is far superior to West End Industrial for this type of use. The single ownership entity, like the Mill Tube facility, is vested in the success of the community and that has the capacity to redevelop the portion of the property for purpose other than their primary business.

- 4) It is difficult to identify properties that are in competition with West End Industrial. Kensington Pines Industrial Park in Green Oak Township, was developed prior to West End and was very quickly developed and stabilized with a variety of product types including, incubator, multi-tenant, high tech, warehouse and manufacturing facilities. It offers superior, paved access to the expressway compared to West End Industrial. Despite the fact the adjacent property to the east of Kensington Pines is used for residential purposes, developers and business owners were drawn to the location because of the access to I-96.

Milford Township has an industrial development on Fyke Road (Exhibit A). Fyke is only accessible from Childs Lake Road (unpaved) and has a range of different uses. This development is not highly regarded by industrial users due to the access concerns, lack of Class A road and the excessive wear and tear on equipment caused by the roadways need to access the development. A second development in Milford, Milford Industrial Center, (Exhibit B) was Another Industrial Condominium development was planned in Milford Township, but was abandoned in favor of pursuing larger building footprint users.

Industrial Developments along Grand River (Lyon Industrial, Grand Oaks and Quadrants Park) all are doing well because of the access and visibility to I-96.

The lack of access to and from West End Industrial via a through thoroughfare (Dixboro Road) will force truck traffic through downtown South Lyon. This detour adds time to every trip and delivery and will contribute to vehicle congestion in downtown South Lyon. It will also eliminate many prospective owners and tenants from even considering West End Industrial as a location for their business.

Although the property to the south of West End is zoned General Industrial (I-2), it largely wetland and will not be further developed.

Conclusion:

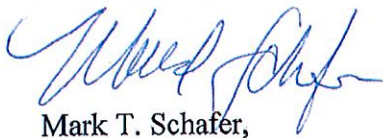
West End Industrial Park cannot be reasonably used for industrial purposes. The market has spoken loudly and clearly over the past 15 years. There has been no development. The vehicle access to and from the Park is poor and forces truck traffic through downtown South Lyon. Competing vacant land in other communities out positions the Park for access to expressways, work force and service districts. It will never become the mature, stabile industrial park as originally conceived. Southeast Michigan has been through two major economic cycles and there has been no vertical development at West End. The utility infrastructure that has been extended to the site can best be utilized for residential development (RM2) and this use is appropriate as a transitional zoning, between the property zoned I-2 to the south and the property zoned R-1 to the north.

Future industrial land use needs for South Lyon can be addressed through the redevelopment of the obsolete elements of the Tube Mill site on McMunn Street. This site was improved with a focus on access to the rail that no longer provides service to the site.

Thank you for considering our request to have this property considered for rezoning to a residential use that is appropriate for this rural location on an unpaved road.

Sincerely,

THOMAS DUKE COMPANY



Mark T. Schafer,
Associate

Cc: Joe Tuomikoski, TAD (via email)
Mark Szerlag, TAD (via email)
Marc O'Rourke, Landmarc Building (via email)
Carmine Avantini, CIB Planning (via email)

Fyke Drive EXHIBIT A



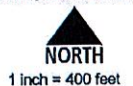
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (dotted) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 8/2/2016



Fyke Drive, Milford



SCALE: 1" = 200'

16-36

[illegible]

COPIES AVAILABLE FROM:

CHILLAND COUNTY PLANNING DIVISION

1500 N. TULSAWAY RD

PORTLAND, MECHANICAL 48241

PHONE: (313) 669-0711

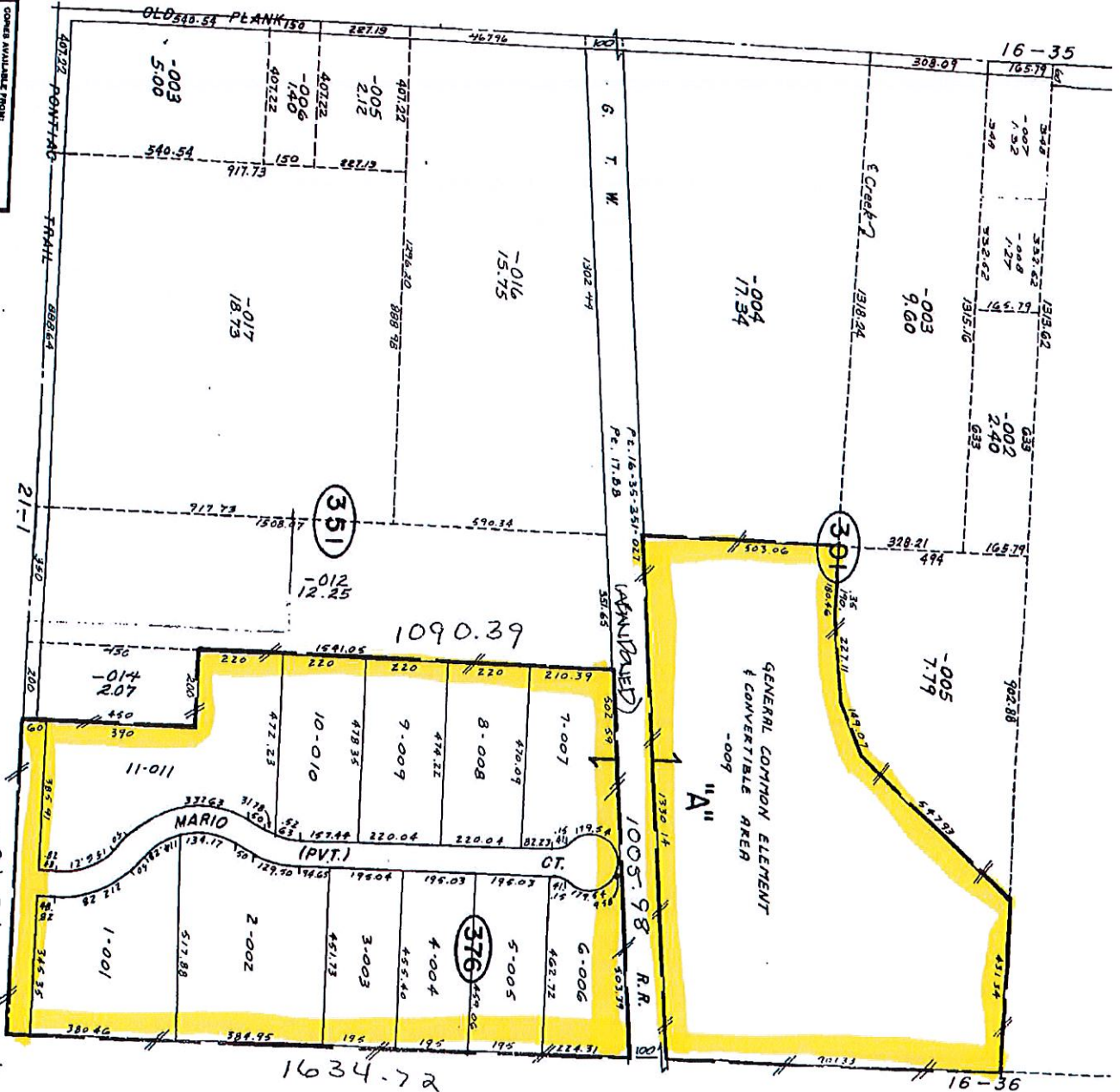
Daniel T. Murphy, County Executive

10

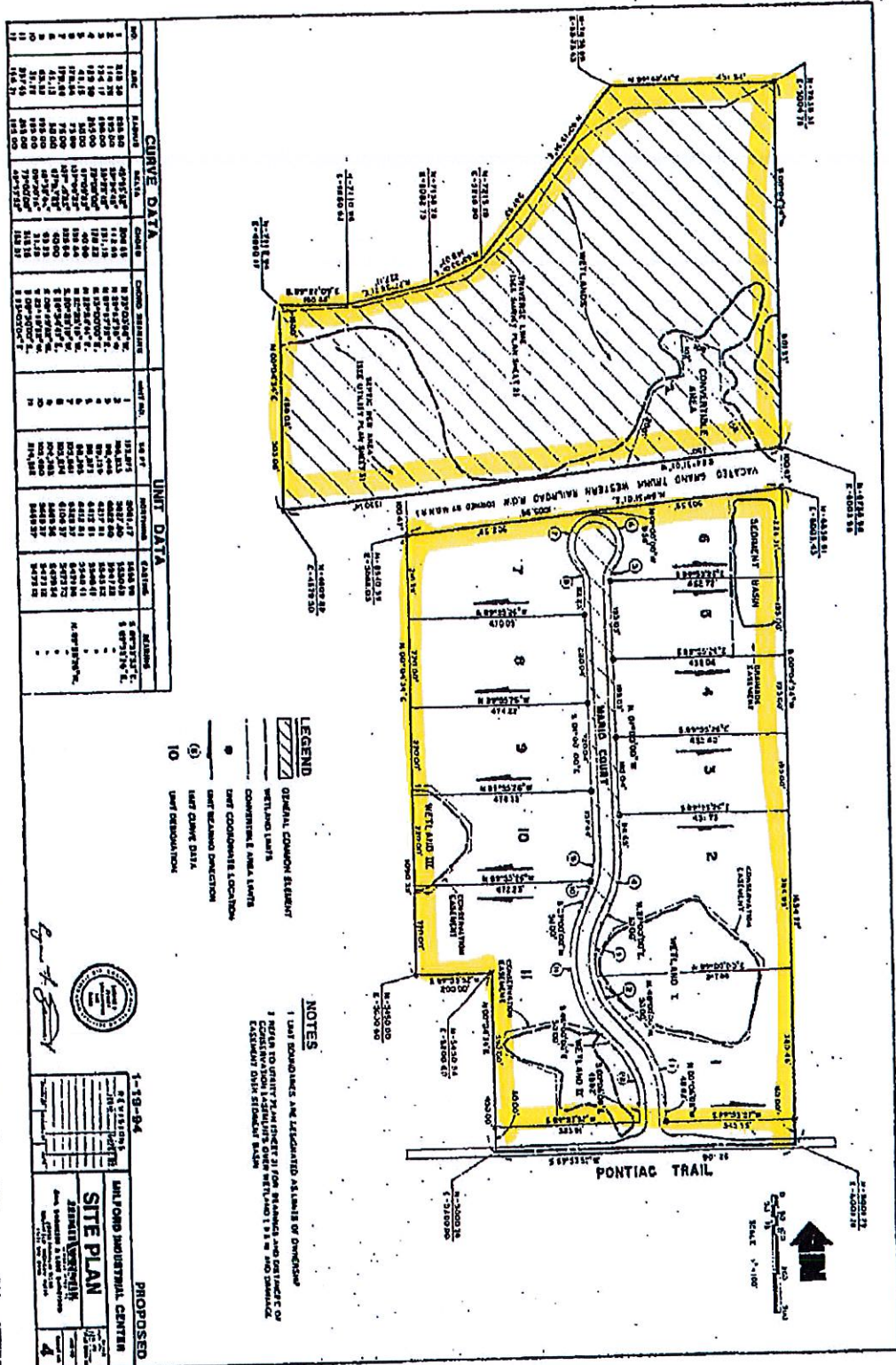
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MILFORD TWP.

W. 1/2 SEC. 36 T.2N. R.7E.



14701-829



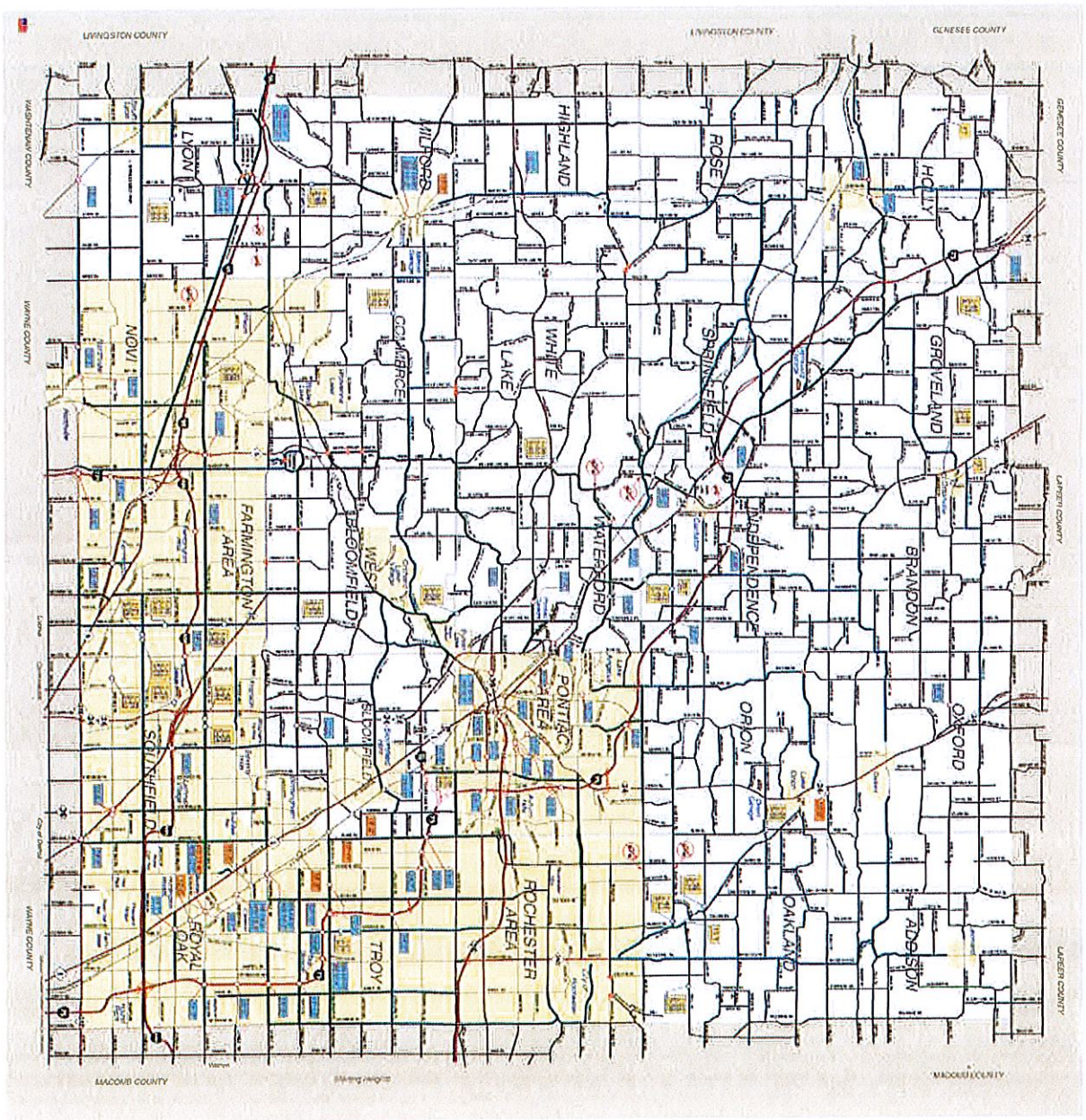
www.elsevier.com/locate/jmb

THE GROUP IS SUBJECT TO CHANGE BY THE
BOARD OF THE HOUSING COMMISSIONERS
FOR CHAD AND COUNTRY.

- **Chlorine** = "strong" "toxic" & "bleach"
- **Chlorine** = "toxic" & "bleach"
- **Chlorine** = "toxic" & "bleach"

Soil Type	Soil Depth		Soil Type	Soil Depth	
	0-10 cm	10-20 cm		0-10 cm	10-20 cm
1. Very fine sand	1,000	1,000	5. Very fine sand with silts	1,000	1,000
2. Fine sand	1,000	1,000	6. Medium sand	1,000	1,000
3. Medium sand	1,000	1,000	7. Coarse sand	1,000	1,000
4. Coarse sand	1,000	1,000	8. Very coarse sand	1,000	1,000

DC Book/Eu
 Acoustic/Eu
 Or
 Electronic
 Acoustic/Eu
 Acoustic/Eu
 Acoustic/Eu
 Acoustic/Eu

[illegible]

32 acres



Landmarc
BUILDING • DEVELOPMENT
INCORPORATED
7530 Barnsbury, West Bloomfield, MI 48324
Phone (248) 716-9425 Fax (248) 716-9426
E-Mail Marc@Landmarcbuilding.com

2-4-16

City of South Lyon
Members of the
Planning Commission
335 S Warren St
South Lyon, MI 48178

To Whom it may concern,

My name is Marc O'Rourke, President of Landmarc Building/Development, Inc. I come before you for the purposes of discussing the future land use plan as it pertains to a parcel of property for which I have obtained an option to purchase.

This parcel of property named West End Industrial is a light industrial park developed approximately 15 years ago, which remains owned by the original developer and has not as of yet had any lot sold to a light industrial purchaser nor has a building been built within the development.

All of the roads, utilities and infrastructure have been installed on this site and yet it remains fallow land.

My company, Landmarc Building/Development, Inc., is a local builder and developer of single family, multi-family and commercial properties operating since 1990 primarily in the I-275 and I-96 corridor. We have most recently developed the new PUD on 10 mile in Lyon Township called Riverwood, and just prior completed the redevelopment and repositioning of Woodwind Glen condos and Woodwind North single family also on 10 Mile. As such we have extensive experience, knowledge and knowhow of repositioning and multi-family developments locally.

With this thought in mind, we feel, and hope you will agree, that West End Industrial, while boasting a well laid out and well built infrastructure is poorly positioned to be successful as an industrial development for many reasons. However, all is not lost! Fifteen years later, I can visualize the rebirth of this development as a high quality, successful and vibrant addition to this community in much the same way our other redevelopment projects have become. We can only breathe new life into this project with your support. So with that said I would welcome opening a discussion and offer the following points to consider;

- Multi family is frequently considered an excellent transitional zoning between residential to the north and west to industrial to the south and east
- Multi family is a less dense use than industrial
- Multi family is a less intense user of utilities, natural resources noise and pollution
- Ranch condos are in high demand with demographics of aging population
- Ranch buyers require less municipal services than most all multi-family types
- The site lays out extremely well for this use
- The industrial use has a great deal of competition from sites on class A roads closer to highways and rail
- City Planners should consider economic viability to ascertain the likelihood of success
- Failed developments do not add to the viability of the City, however growth and improvements do
- Residents in this location will improve patronage of local business

For these reasons and more I would ask for your input and support of a master plan amendment or zoning change to this property.

Marc O'Rourke
President
Landmarc Building/Development, Inc.



Community Image Builders

CIB PLANNING

April 12, 2016

Ms. Kelly McIntyre, Director of Community and Economic Development
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Subject:	West End Industrial Park, Change of Land Use Request
Site Location:	East Side of Dixboro Road, South of 10 Mile Road
Zoning:	I-1, Light Industrial

Dear Kelly:

At the 2/11/16 Planning Commission meeting, Mr. Marc O'Rourke, President of Landmarc Building/Development, Inc., requested Commission consideration of a change in land use for the West End Industrial Park property. The lots are undeveloped but the infrastructure is in place to accommodate industrial buildings and sites. Moreover, the industrial park is designated for industrial use on the Future Land Use Plan in both the current and proposed City of South Lyon Master Plans. As such, the park is zoned I-1, Light industrial on the City of South Lyon zoning map. An amendment of the soon-to-be adopted Master Plan would be needed before a rezoning application can be considered.

Mr. O'Rourke and his consultant presented a conceptual site plan and representative photos to develop the property for attached single-family units. There was discussion about proximity of the site to the tube mill property, which is zoned I-2, General Industrial, and the noise that emanates from that facility. Would it have a negative impact on the proposed residential properties and generate calls from future residents? The depth of the lots fronting the loop road would limit the size of the buildings that could locate there, and that would have to be examined. Also discussed was the limited amount of industrially-zoned land available in the City of South Lyon.

The Planning Commission indicated that they would listen to new information regarding this site and that Mr. O'Rourke would have to prove that the current land use and zoning designation of Industrial is not reasonable. More specifically, information would be needed showing that the property cannot be used as currently zoned, including potential changes to the I-1 District that would allow a broader ranges of uses. A study should be undertaken to show that the market will not support the types of buildings and uses that could locate there, given site and access constraints.

A letter and supporting documentation (undated) has been submitted by Mr. O'Rourke indicating that despite improving values and lease rates for industrial buildings, current average leases do not support the cost of construction. Many existing buildings are being sold for less than it would cost

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to build new. We offer the following comments in response to the information provided by the applicant:

1. Much of the above mentioned scenario is due to the oversupply of industrial properties on the market during the recent recession. While it is true that the industrial real estate market is still catching up, low industrial vacancy rates in neighboring communities like Wixom have led to the construction of speculative industrial buildings. This is surely a sign that the market is improving and quality buildings are being sought by industrial and commercial users.
2. The City and Planning Commission must plan for the future of the City and not base land use and zoning decisions on current market situations; especially those arising from a recent recession and real estate market collapse. Instead, we must look at the longer term land use needs of the community, recognizing that not all land uses will be supported by a strong market at a given point in time. Are the land use and zoning designations for the property "reasonable" and do they allow a wide enough range of uses to be developed?
3. The direction provided by the Planning Commission anticipated more information than merely indicating trends and sales examples in the current real estate market. They would like a complete analysis of the subject site, including a demonstration of why the site cannot accept industrial uses; primarily those of a smaller size. It would also be wise for the applicant to examine the draft zoning ordinance and see the uses that would be allowed in the I-1 District. For example, can the site accommodate "business center" buildings, which include office space on the front and smaller, flexible "industrial" space to the rear. They typically have overhead doors on the rear of the building and are attractive to a wide range of small businesses. There have been numerous inquiries to the city for landscaping operations that would like to rent this kind of space.
4. It would also be helpful to identify competing properties and why they are better situated than the subject site rather than submit 200 pages of listings with no analysis.

RECOMMENDATION

Based upon the above comments, the applicant should be directed to submit a more thorough analysis of the subject site and why it cannot be reasonably used as currently planned and zoned. At that point it can be reviewed and a recommendation prepared for Planning Commission consideration.

Please let me know if you have any additional questions on this.

Sincerely,

CIB PLANNING



Carmine P. Avantini, AICP

SEIBER KEAST ENGINEERING, LLC

ENGINEERING CONSULTANTS

CLIF SEIBER, P.E.
PATRICK G. KEAST, P.E.
AZAD W. AWAD
ROBERT EMERINE, P.E.
JASON EMERINE, P.E.

100 MAINCENTRE, SUITE 10
NORTHVILLE, MI 48167
Phone No. 248.308.3331
E-mail: cs@seibereng.com

November 28, 2016

Ms. Kelly McIntyre
Director of Community and Economic Development
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Re: West End Industrial Park, Rezoning request to Multifamily Zoning

Dear Ms. McIntyre:

As a follow-up to the November 10th Planning Commission meeting, additional information is provided below as related to public utility services and storm water management.

Sanitary Sewer and Water Supply

The lot areas of the West End Industrial Park total 22.63 acres. Typical water and sewer demand for light industrial uses is 3.3 equivalent tap units per acre. Accordingly, the park would require 74.7 tap units (22.63×3.3). The proposed duplex residential development is proposed to contain a total of 66 duplex units – equivalent to 66 tap units. Therefore, the proposed residential community would result in a demand on the water and sewer system that is 12 percent below the current light industrial zoning.

Storm Water Management

The West End Industrial Park engineering plans indicated that the average runoff coefficient for the park was 0.70 (roughly 70% impervious areas). Multifamily zoning typically results in a runoff coefficient of 0.60. However, a duplex residential development generates even less runoff than a typical multifamily site. A number of 0.50 would be the likely coefficient to be used for the duplex development. The amount of storm water generated from such a development rather than the current light industrial zoning, would be reduced by over 28 percent. Such a reduction would allow the existing storm water detention basin either be reduced in size, or present an opportunity to reduce the detention basin's outflow rate, thereby, improving water quality and reducing downstream erosion.

Conclusion

The rezoning of the West End Industrial Park from light industrial to multifamily residential will reduce the demand on the City's water and sewer utilities. Furthermore, storm water runoff rates under the proposed zoning would be 28 percent less than the amount anticipated under full light industrial development.

Ms. Kelly McIntyre
November 28, 2016
Page 2

I will be available to answer any questions that the Planning Commissioners may have during their scheduled meeting of December 8th.

Sincerely,

SEIBER ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read "Clif Seiber", written in a cursive style.

Clif Seiber, P.E.

Cc: Marc O'Rourke

SEIBER KEAST ENGINEERING, LLC
ENGINEERING CONSULTANTS

CLIF SEIBER, P.E.
PATRICK G. KEAST, P.E.
AZAD W. AWAD
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E-mail: cs@seibereng.com

September 5, 2017

Ms. Kelly McIntyre
Director of Community and Economic Development
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Re: **West End Industrial Park, Rezoning request to Multifamily Zoning**

Dear Ms. McIntyre:

In response to the July 10th City Council meeting, information related to traffic generation for the existing West End Park and the proposed 66-unit duplex development has been conceptually computed in order to determine whether the proposed residential development increases or decreases expected traffic volumes. The following is a summary of my findings:

West End Park

The total lot areas of the existing West End Park is 18.25 acres. Based on a building coverage of 20 percent, the total building area would be 3.65 acres or 159,000 square feet. The Trip Generation tables developed by the Institute of Transportation Engineers, 5th Edition, indicate that a "General Light Industrial" type building will generate 6.97 trips per 1,000 square feet of building during a weekday. Accordingly, the number of vehicle trips generated from the site would be 1,108.

Proposed Duplex Development

Based on the proposed 66 residential units contained within the duplex development, the traffic generation for "Residential Condominiums/Townhouses" is 5.86 weekday trips per dwelling unit or 387 vehicle trips per day.

Conclusion

The rezoning of the West End Industrial Park from light industrial to the proposed multi-family residential use will reduce the traffic demand on the City streets by 721 trips per day representing a traffic reduction of 65 percent.

Sincerely,
SEIBER ENGINEERING, PLLC

Clif Seiber, P.E.



RESOLUTION NO. ____-17

**CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN**

**A RESOLUTION AMENDING THE CITY OF SOUTH LYON
PERSONNEL MANUAL TO LIMIT THE ACCUMULATION OF
ANNUAL LEAVE BY CITY EMPLOYEES AND CLARIFY
PROVISIONS RELATING TO PAYMENT OF SAME**

WHEREAS, the City of South Lyon has adopted a Personnel Manual which was last revised October 2010;

WHEREAS, periodically the need arises to amend and revise the City's Personnel Manual and policies contained therein;

WHEREAS, under the City of South Lyon Personnel Manual, employees are currently allowed to accumulate up to 30 days of Annual Leave, and City Managers and Department Heads are allowed to do so without a limit on the amount of Annual Leave that may be accumulated;

WHEREAS, under the City of South Lyon Personnel Manual, upon separation from City Service, employees are paid for their accumulated Annual Leave;

WHEREAS, the accumulation of Annual Leave by employees constitutes an unfunded liability the City desires to control and/or eliminate, and the City Council believes it is in the best interest of the City to amend and revise the City of South Lyon Personnel Manual to limit the accumulation of Annual Leave by employees, City Managers, and Department Heads and clarify the provisions for payment for accumulated Annual Leave to employees upon separation from City Service;

THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SOUTH LYON, that:

PART I – SECTION 3(G)(4) of the City of South Lyon Personnel Manual is amended as follows:

SECTION 3 – SALARIES

...

G. OVERTIME PAY

...

4. The City Manager and Department Heads:

- a. Shall be expected to average at least the number of hours per week as required by the standard City work week.

- b. Shall be held to the established City schedule for rate of accumulation of Annual Leave subject to and modified by the following term, conditions, and limits:
- i. The City Manager and Department Heads are expected to use their Annual Leave in the 12 months following the date on which it accrues and is credited and becomes available for use. In the event a City Manager or Department Head has made reasonable efforts to use his or her Annual Leave, but due to circumstances out of his or her control, is unable to do so or does not use it all, up to five (5) days (40 hours) of unused Annual Leave may be carried over to the next year ("carried over Annual Leave") except at no time may a City Manager or Department Head accumulate more than ten (10) days (80 hours) of carried over Annual Leave in excess of his or her Annual Leave as provided for in the schedule for rate of accumulation of Annual Leave (the "Annual Leave Maximum").
 - ii. A City Manager or Department Head hired and working as such prior to December 31, 2017, will have his or her existing accumulated unused Annual Leave in excess of the Annual Leave Maximum frozen which shall be referred to as the "frozen bank."
 - iii. Use of Annual Leave shall be first from the current year's Annual Leave and then from any carried over Annual Leave. However, if current and carried over Annual Leave is exhausted, requests to use time from the frozen bank may be considered but may be denied if approval would interfere with the efficient operation of the City or department. Frozen bank time that has been paid to a City Manager or Department Head cannot be used.
 - iv. Annual Leave earned and credited to the City Manager or Department Heads on their anniversary date, occurring on or after August 1, 2017, will at no time cause a City Manager or Department Head's total available Annual Leave to exceed the Annual Leave Maximum (excluding the frozen bank), and any Annual Leave exceeding the maximum shall be forfeited.
 - v. A City Manager or Department Head who is separated from City Service, as provided for in

Section 11, shall be paid for any unused Annual Leave and any frozen bank time, but shall not be paid for any carried over Annual Leave.

- c. A City Manager or Department Head, depending on his or her level of experience in the field, may be granted additional Annual Leave per the schedule or have his or her rate of accumulation of Annual Leave schedule modified as determined by the City Manager, his/her designee or the City Council which shall be noted in the employee's personnel record.

PART II – Section 11(G)(2) of the City of South Lyon Personnel Manual is amended to read as follows:

Section 11 – SEPARATION FROM CITY SERVICE

...

G. METHOD OF PAYMENT ON SEPARATION

...

2. Payment at straight time for all unused Annual Leave accumulated and credited for use as of the official date of separation. An employee separated from City service shall not be paid for carried over Annual Leave as that term is defined in Section 12(C)(2).

PART III - Section 12(C) of the City of South Lyon Personnel Manual is amended to revise subsection (2) and add subsections (3) through (6) as follows:

Section 12 – ANNUAL LEAVE

...

C. RATE OF ACCUMULATION OF ANNUAL LEAVE AND MAXIMUM ACCUMULATION

...

2. Employees are expected to use their Annual Leave in the 12 months following the date on which it accrues, is credited, and becomes available for use.
3. In the event an employee has made reasonable efforts to use his or her Annual Leave, but due to circumstances out of his or her control, is unable to do so or does not use it all, up to five (5) days (40 hours) of unused Annual Leave may be carried over to the next year ("carried over Annual Leave") except at no time may an employee accumulate more than ten (10) days (80 hours) of carried over Annual Leave in excess of his or

her Annual Leave as provided for in the schedule for rate of accumulation of Annual Leave (the "Annual Leave Maximum").

4. Use of Annual Leave shall be first from the current year's Annual Leave and then from any carried over Annual Leave.

5. Annual Leave earned and credited to an employee on his or her anniversary date occurring on or after August 1, 2017, will at no time cause the employee's total available Annual Leave to exceed the Annual Leave Maximum, and any Annual Leave exceeding the maximum shall be forfeited.

6. An employee separated from City Service shall not be paid for carried over Annual Leave.

PART IV - Section 12(I) of the City of South Lyon Personnel Manual is amended to read as follows in its entirety:

Section 12 – ANNUAL LEAVE

. . .

I. PAYMENT FOR UNUSED ACCUMULATED ANNUAL LEAVE ON SEPARATION FROM CITY SERVICE

1. Employees separated from City Service shall be paid at separation (Section 11) for their unused accumulation of Annual Leave at the salary rate the employee is being paid on his or her final day of actual work. Employees separated from City Service shall not be paid for carried over Annual Leave.

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is directed to update the Personnel Manual to reflect these amendments for distribution and enforcement.

BE IT FURTHER RESOLVED, that all resolutions, policies, procedures, and practices in conflict with this resolution are hereby repealed only to the extent necessary to give this Resolution full force and effect.

At a regular meeting of the City of South Lyon City Council, a motion was made by Council Member _____, supported by Council Member _____, to adopt the above resolution.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED [ADOPTED/FAILED].

CERTIFICATION

I certify that this resolution was duly adopted by the City Council of the City of South Lyon on _____, 2017.

Lisa Deaton
City Clerk
South Lyon

AGENDA NOTE

MEETING DATE: September 11, 2017

PERSON PLACING ITEM ON AGENDA: City Manager/Planning Department

AGENDA TOPIC: Ordinance to repeal existing and adopt a new ordinance to reduce the number of members on the Planning Commission from 9 to 7 and to bring the ordinance and Planning Commission into compliance with the Michigan Planning Enabling Act (MPEA), MCL 125.3801 et seq.

EXPLANATION OF TOPIC:

Filling vacancies on the Planning Commission has become an ongoing and continual effort. There are currently three vacancies on the Planning Commission. Given the difficulty in getting qualified candidates interested in serving on the Planning Commission, staff recommends that the membership be reduced from nine (9) members to seven (7) as authorized under the MPEA.

The proposed ordinance amendment repeals the existing sections in Chapter 2, Article V, Division 4 relating to the Planning Commission and adopts new provisions continuing and establishing a Planning Commission consisting of seven (7) members each having a 3 year term. This may require an analysis of which current members' terms end in which year so that we have terms expirations spread out over three years (eg, 2 in 2018, 2 in 2019, 3 in 2020). Expirations should be 2, 2, 3 – or as evenly as possible over 3 years. To the extent any changes in current terms are needed, they can be addressed by staff.

The ordinance addresses more than just the reduction in membership because there was never an ordinance amendment to address the Michigan Planning Enabling Act, MCL 125.3801 et seq., copy attached. The Zoning Ordinance was updated to address the changes in the MZEA and contains provisions relating to the Planning Commission. Thus, the proposed amendment, which is not in the zoning ordinance, only addresses the issues relating to the MPEA. The ordinance amendment addresses authority and purpose as well as the qualifications for Planning Commission members. It provides that planning commissioners shall not be compensated except for expenses approved by Council. Members may be removed for misfeasance, malfeasance or nonfeasance in office on written charges and after a hearing. It sets forth the Planning Commissions powers and duties which are consistent with the MPEA and MZEA. Lastly, the ordinance clarifies that it does not affect any action or approval by a previous Planning Commission.

No changes since 1st reading approved on August 28, 2017.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

- Proposed ordinance amendment
- Current ordinance – Ch 2, Art V, Division 4 – Planning Commission
- MPEA, MCL 125.3801 et seq.

POSSIBLE COURSES OF ACTION: approve/deny/revise/postpone

RECOMMENDATION: approve second reading

SUGGESTED MOTION: Motion to approve the second reading of the ordinance to repeal the existing and adopt a new Division 4, in Chapter 2, Article V of the Code of Ordinances for the City of South Lyon

ORDINANCE NO. __-17

CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO REPEAL AND ADOPT A NEW DIVISION 4 – PLANNING COMMISSION, IN CHAPTER 2 – ADMINISTRATION, ARTICLE V – BOARDS AND COMMISSIONS OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH LYON TO REDUCE THE NUMBER OF PLANNING COMMISSION MEMBERS FROM NINE (9) TO SEVEN (7) AND TO BRING THE DIVISION INTO COMPLIANCE WITH THE MICHIGAN PLANNING ENABLING ACT

THE CITY OF SOUTH LYON ORDAINS:

PART I. Repeal of Division 4 – Planning Commission. Chapter 2, – Administration, Article V – Boards and Commissions, Division 4 – Planning Commission, of the Code of Ordinances of the City of South Lyon, is hereby repealed.

PART II. Adoption of New Division 4 – Planning Commission. A new Chapter 2, – Administration, Article V – Boards and Commissions, Division 4 – Planning Commission, of the Code of Ordinances of the City of South Lyon, is hereby adopted to read in its entirety as follows:

Sec. 2-191. – Authority.

This division is adopted pursuant to the authority granted the city council under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., as amended, and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101 et seq., as amended, to establish a planning commission with the powers, duties, and limitations provided by those Acts and subject to the terms and conditions of this division and any future amendments to this division.

Sec. 2-192. – Purpose.

The purpose of this division is to provide that the South Lyon City Council hereby retains and confirms the establishment, under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., as amended, the South Lyon Planning Commission, formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31 et seq. [repealed], to establish the appointments, qualifications and terms of membership of the planning commission; set the minimum number of meetings per year; and to prescribe the powers and duties of the planning commission.

Sec. 2-193. – Establishment.

There shall be a City of South Lyon Planning Commission pursuant to Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act, MCL 125.3801 et seq., hereinafter referred to as the "planning commission," with the powers and duties as therein set forth and as hereinafter provided. Members of the planning commission as of

the effective date of this ordinance from which this division is derived shall continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for planning commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., as amended, as well as the requirements of the bylaws adopted by the planning commission.

Sec. 2-194. – Membership; qualifications; terms.

- a) The planning commission shall consist of seven (7) members appointed by the mayor with the approval of a majority of the city council elected and serving.
- b) The membership of the planning commission shall be representative of important segments of the community, such as the economic, governmental, education, and social development of the city, in accordance with the major interests as they exist in the city, such as natural resources, recreation, education, public health, government, transportation, residential uses, industry, and commerce. The membership shall also be representative of the entire geography of the city to the extent practicable.
- c) Planning commission members shall be qualified electors of the city, except that one member may be an individual who is not a qualified elector of the city but who is a qualified elector of another local unit of government.
- d) There shall not be any ex officio members on the planning commission.
- e) The members shall hold no other municipal office, except that one of such members may be a member of the zoning board of appeals.
- f) The term of each member shall be three years or until his successor takes office. Members shall hold office until their successors are appointed and qualified.
- g) Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term in the same manner as the original appointment.

Sec. 2-195. – Compensation.

There shall be no compensation for any member of the planning commission, except that reasonable expenses may be allowed on approval of the council.

Sec. 2-196. – Removal.

The city council may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

Sec. 2-197. – Powers and duties.

The planning commission shall have the powers and duties as set forth in the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., as amended, and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101 et seq., as amended,

and the rules, regulations, duties and authority of the planning commission, as outlined in the Michigan Planning Enabling Act shall apply in all cases.

Sec. 2-198. – Approval, ratification and reconfirmation.

All official actions taken by all City of South Lyon planning commissions preceding the planning commission established by this division are hereby approved, ratified and reconfirmed. Any project, review, or process taking place at the effective date of the ordinance from which this division is derived shall continue with the planning commission created by this division, subject to the requirements of this division, and shall be deemed a continuation of any previous City of South Lyon planning commission. This division shall be in full force and effect from and after its adoption and publication.

PART III. Severability. Should any division, section, subsection, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART IV. Savings Clause. The amendment of the City of South Lyon Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the City of South Lyon Code of Ordinances set forth in this Ordinance.

PART V. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VI. Effective Date; Publication. This ordinance shall take effect upon the later of ten (10) days after adoption or upon publication thereof as provided by the Charter of the City of South Lyon.

Made, passed and adopted by the South Lyon City Council this ____ day of _____, 2017.

John Galeas, Jr., Mayor

Lisa Deaton, City Clerk

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the South Lyon City Council held on the ____ day of _____, 2017.

Lisa Deaton, City Clerk

Adopted:
Published:
Effective:

AGENDA NOTE

MEETING DATE: September 11, 2017

PERSON PLACING ITEM ON AGENDA: Per Council discussion

AGENDA TOPIC: Amendment of purchasing ordinance to increase the value of purchases requiring Council approval and competitive bidding and to clarify authority for emergency purchases

EXPLANATION OF TOPIC:

At the August 14, 2017 meeting, Council approved a routine Police Department request to purchase equipment valued at approximately \$2,600. The purchasing ordinance required Council approval because the purchase exceeded \$2,000. There were comments and discussion by Council about increasing the values of purchases requiring Council approval and competitive bidding to eliminate the additional time and cost associated with Departments having to obtain Council approval for routine budgeted purchases of supplies, materials, equipment and services at values that do not warrant the staff costs related to presenting lower value purchases for approval and Council's review and approval.

The proposed ordinance amendment increases the value of purchases requiring Council approval from \$2,000 to \$5,000 (See Section 2-222).

The proposed amendment also increases the value of purchases requiring competitive bidding, as defined in the ordinance (Section 2-224), from \$5,000 to \$10,000. Thus, purchases of up to \$10,000 can be made on the open market and must be supported by 3 written quotes which may be obtained verbally or in writing which is current city practice. But, purchases over \$10,000 must be approved by Council and be done by competitive bidding.

The proposed ordinance amendment also adds a provision (Section 2-225) providing for authority for emergency purchases and a requirement that emergency purchase which exceed \$5,000 must be reported to Council at the next regular meeting.

This ordinance amendment is not intended as a comprehensive amendment to the purchasing ordinance. The ordinance could be revised to include different value thresholds including consideration of whether the purchase is budgeted. There are also alternative methods for addressing emergency purchases and reporting.

Minor language changes were made to Section 2-222 per comments at the August 28, 2017 Council meeting.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

- Redline markup of ordinance showing proposed changes

POSSIBLE COURSES OF ACTION: approve/deny/revise/postpone

RECOMMENDATION: Approve second reading of ordinance to amend purchasing ordinance

SUGGESTED MOTION: Motion to approve the second reading of the ordinance to amend the purchasing ordinance – Article VI – Purchasing, Chapter 2 – Administration of the Code of Ordinances of the City of South Lyon, as presented.

ORDINANCE NO. __-17

CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND ARTICLE VI – PURCHASING, CHAPTER 2, - ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH LYON TO INCREASE THE VALUE OF PURCHASES REQUIRING CITY COUNCIL APPROVAL AND COMPETITIVE BIDDING AND TO CLARIFY PURCHASING AUTHORITY IN EMERGENCY CIRCUMSTANCES

THE CITY OF SOUTH LYON ORDAINS:

PART I. Amendment of Article VI – Purchasing. Article VI – Purchasing, Chapter 2 - , – Administration, of the Code of Ordinances of the City of South Lyon, is hereby amended to read in its entirety as follows:

Sec. 2-221. - Purchasing agent.

The manager, or his or her designee, shall act as purchasing agent of the city. The manager shall adopt any necessary rules respecting requisitions and purchase orders.

Sec. 2-222. - Purchases or contracts under ~~\$5,000.00~~10,000.00.

Purchases of supplies, materials or equipment, the cost of which is less than ~~\$10,000.00~~5,000.00, may be made in the open market but such purchases shall, except where the manager shall determine that no advantage to the city would result or in the employment of professional services, be based on comparative prices supported by three (3) written quotes and shall be awarded to the lowest competent bidder. The purchasing agent may contact prospective suppliers and vendors and solicit prices and quotes verbally, ~~or~~ by telephone, or ~~may contact prospective suppliers~~ by written communication. A record shall be kept for six (6) months of all open market orders and the comparative quotes prices submitted thereon, which records shall be available for public inspection. Purchases or contracts obligating the city in an amount less than ~~\$5,000.00~~2,000.00 need not have the prior approval of the city council.

Sec. 2-223. - Written contract required.

All purchases and sales, regardless of monetary value, shall be made the subject of a written contract. A purchase order shall be a sufficient written contract in cases where the expenditure is in the usual and ordinary course of the city's affairs.

Sec. 2-224. - Approval for purchases or contracts over ~~\$5,000.00~~2,000.00; competitive bidding for purchases or contracts over ~~\$10,000.00~~5,000.00.

Any expenditure for supplies, materials, equipment, construction project or contract obligating the city, where the amount of the city's obligation is in excess of ~~\$5,000.00~~2,000.00, shall be first approved by the city council. Where such expenditure or contract exceeds

~~\$10,000.00~~~~5,000.00~~, it shall be subject to competitive bidding as herein prescribed except where the council shall determine that no advantage to the city would result or where the expenditure or contract is for professional services. Where competitive bidding is required, the following procedure will apply.

(1) The purchasing agent shall solicit bids from a reasonable number of such qualified prospective bidders as are known to him by sending each a copy of the notice requesting bids and notice thereof shall be posted in the city hall. Bids shall also be solicited by newspaper advertisement when directed by the city council.

(2) Unless prescribed by the council, the manager shall prescribe the amount of any security to be deposited with any bid, which deposit shall be in the form of cash, certified or cashier's check or bond written by a surety company authorized to do business in the State of Michigan. The amount of such security shall be expressed in terms of percentage of the bid submitted. Unless fixed by the council, the manager shall fix the amount of the performance bond and in the case of construction contracts, the amount of the labor and materials bond to be required of the successful bidders.

(3) Bids shall be opened in public at the time and place designated in the notice requesting bids in the presence of the purchasing agent, the city clerk and at least one other city official, preferably the head of the department most closely concerned with the subject of the contract. The bids shall thereupon be carefully examined and tabulated and reported to the council with the recommendation of the purchasing agent at the next council meeting. After tabulation all bids may be inspected by the competing bidders. In lieu of the procedure for opening bids herein specified, the council may direct that bids be opened at a council meeting.

(4) When such bids are submitted to the council, if the council shall find any of the bids to be satisfactory, it shall award the contract to the lowest competent bidder meeting specifications, unless the council shall determine that the public interest will be better served by accepting a higher bid. Such award may be by resolution or ordinance. The council shall have the right to reject any or all bids and to waive irregularities in bidding and to accept bids which do not conform in every respect to the bidding requirements.

(5) At the time the contract is executed by him, the contractor shall file a bond executed by a surety company authorized to do business in the State of Michigan, to the city, conditioned to pay all laborers, mechanics, subcontractors and material-men as well as all just debts, dues and demands incurred in the performance of such work and shall file a performance bond when one is required. Said contractor shall also file evidence of public liability insurance in an amount satisfactory to the city manager, and agree to save the city harmless from loss or damage caused to any person or property by reason of the contractor's negligence.

(6) All bids and deposits of certified or cashier's checks may be retained until the contract is awarded and signed. If any successful bidder fails or refuses to enter into the contract awarded to him within five days after the same has been awarded, or file any bond required within the same time, the deposit accompanying his bid shall be forfeited to the city, and the council may, in its discretion, award the contract to the next lower

competent bidder meeting specifications, or to another competent bidder meeting specifications if the council shall determine that the public interest will be better served by accepting such other bid, or said contract may be readvertised.

Sec. 2-225. – Emergency purchases.

In the case of any emergency, the city manager or his or her designee, may purchase any supplies, materials, equipment or services, necessary to the continuation of the operation, business, and work of the city or affected department or that is necessary to protect the public health, safety and welfare; provided, however, that if such purchase exceeds \$5,000.00, it shall be reported to the city council at the next regular council meeting following such purchase.

Sec. 2-225~~6~~. - Inspection of materials.

The responsibility for the inspection and acceptance of all materials, supplies and equipment shall rest with the ordering department.

Sec. 2-226~~7~~. - Sale of property.

Whenever any city property, real or personal, is no longer needed for corporate or public purposes, the same may be offered for sale. Personal property not exceeding \$500.00 in value may be sold for cash by the purchasing agent after receiving quotations or competitive bids therefor for the best price obtainable. Property with a value in excess of \$500.00 may be sold after advertising and receiving competitive bids, as provided in section 2-224 of the Code and after approval of the sale has been given by the council.

Secs. 2-227~~8~~—2-240. - Reserved.

PART II. Severability. Should any division, section, subsection, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III. Savings Clause. The amendment of the City of South Lyon Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the City of South Lyon Code of Ordinances set forth in this Ordinance.

PART IV. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V. Effective Date; Publication. This Ordinance shall take effect upon the later of ten (10) days after adoption or upon publication thereof as provided by the Charter of the City of South Lyon.

Formatted: English (United States)

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Made, passed and adopted by the South Lyon City Council this ____ day of _____, 2017.

John Galeas, Jr., Mayor

Lisa Deaton, City Clerk

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the South Lyon City Council held on the ____ day of _____, 2017.

Lisa Deaton, City Clerk

Adopted:
Published:
Effective:

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

August 10, 2017

City of South Lyon
Attn: Lisa Deaton, Clerk/Treasurer
335 S. Warren Street
South Lyon, MI 48178

Invoice # 1069196

In Reference To: General Labor Matters

Professional Services Rendered Through July 31, 2017

		<u>Hrs/Rate</u>	<u>Amount</u>
7/5/2017	PAA Preparation of Collective Bargaining Agreement for review by AFSCME and council	0.90 160.00/hr	144.00
7/6/2017	PAA Preparation for meeting with City Council	0.60 160.00/hr	96.00
7/7/2017	PAA Correspondence to council regarding Collective Bargaining Agreement	0.40 160.00/hr	64.00
7/10/2017	PAA Appearance at closed session meeting of City Council regarding AFSCME Collective Bargaining Agreement	5.30 160.00/hr	848.00
7/13/2017	PAA Telephone conference with POLC representative regarding arbitration	0.20 160.00/hr	32.00
	PAA Telephone conference with AFSCME representative regarding negotiations	0.20 160.00/hr	32.00
	PAA Correspondence to POAM representative regarding arbitration	0.20 160.00/hr	32.00
	PAA Preparation of new negotiation proposals for AFSCME	1.90 160.00/hr	304.00

Johnson, Rosati, Schultz & Joppich, P.C.

		<u>Hrs/Rate</u>	<u>Amount</u>
7/14/2017	PAA Receipt/review correspondence from City Manager regarding AFSCME bargaining	0.40 160.00/hr	64.00
	PAA Telephone conference with POAM business agent regarding arbitration	0.30 160.00/hr	48.00
	PAA Review of additional material from City Manager regarding AFSCME bargaining	0.40 160.00/hr	64.00
7/18/2017	PAA Edit/revise proposals for AFSCME	0.80 160.00/hr	128.00
7/20/2017	PAA Telephone conference with City Manager regarding negotiations	0.30 160.00/hr	48.00
7/21/2017	PAA Telephone conference with union representatives and City Manager	0.40 160.00/hr	64.00
7/24/2017	PAA Attend labor negotiations in South Lyon with AFSCME	5.60 160.00/hr	896.00
	For professional services rendered	17.90	\$2,864.00
	Previous balance		\$2,784.00
7/20/2017	Payment - thank you. Check No. 72108		(\$2,784.00)
	Balance due		<u>\$2,864.00</u>

Please include your Invoice Number on your payment. All payments should be mailed to the Farmington Hills' office listed above. Thank you.

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

August 10, 2017

City of South Lyon
Attn: Lisa Deaton, Clerk/Treasurer
335 S. Warren Street
South Lyon, MI 48178

Invoice # 1069197

In Reference To: Michigan Tax Tribunal Matters

Professional Services Rendered Through July 31, 2017

			<u>Hrs/Rate</u>	<u>Amount</u>
<u>Loop Wtr's Edge/Docket 17-1933</u>				
7/25/2017	SSM	Telephone conference with City Manager regarding Loop Wtr	0.20 130.00/hr	26.00
Subtotal:			[0.20	26.00]
<u>McDonald's/Docket 17-001243</u>				
7/10/2017	SSM	Receipt/review of memo from OCED, property record card and Petition	0.20 130.00/hr	26.00
	SSM	Research ownership of parcel	0.70 130.00/hr	91.00
	SSM	Preparation of Answer and Affirmative Defenses; correspondence regarding same	1.10 130.00/hr	143.00
7/20/2017	SSM	Preparation of discovery requests and correspondence regarding same	0.70 130.00/hr	91.00

Johnson, Rosati, Schultz & Joppich, P.C.

		<u>Hrs/Rate</u>	<u>Amount</u>
Subtotal:		[2.70	351.00]
<u>Rite Aid of Mich (#4230-02)/Docket 16-2674</u>			
7/5/2017	SSM	Preparation of Objection to Petitioner's withdrawal request; correspondence regarding same	0.70 130.00/hr 91.00
	SSM	Receipt/review of response to Motion to Dismiss; correspondence regarding same	0.40 130.00/hr 52.00
7/12/2017	SSM	Receipt/review of Order Awarding Costs to City; correspondence regarding same	0.60 130.00/hr 78.00
	SSM	Begin preparation of Bill of Costs	0.60 130.00/hr 78.00
7/20/2017	SSM	Review of Bill of Costs; correspondence regarding same	0.30 130.00/hr 39.00
7/31/2017	SSM	Review file regarding status of requests for costs	0.20 130.00/hr 26.00
Subtotal:		[2.80	364.00]
For professional services rendered		5.70	\$741.00
Previous balance			\$1,391.03
7/20/2017	Payment - thank you. Check No. 72108		(\$1,391.03)
Balance due			\$741.00

Please include your Invoice Number on your payment. All payments should be mailed to the Farmington Hills' office listed above. Thank you.

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

August 10, 2017

City of South Lyon
Attn: Lisa Deaton, Clerk/Treasurer
335 S. Warren Street
South Lyon, MI 48178

Invoice # 1069198

In Reference To: City Attorney Retainer Work

Professional Services Rendered Through July 31, 2017

	<u>Hours</u>
<u>City Council</u>	
7/10/2017 TSW Attend Council meeting	5.00
7/24/2017 TSW Review Council Packet and minutes of July 10, 2017 and correspondence to Clerk regarding minutes	0.50
TSW Attend Council meeting	2.50
SUBTOTAL:	[8.00]
<u>District Court Prosecutions</u>	
7/3/2017 CDS Receipt/review of Notice to Appear ()	0.20
7/6/2017 CDS Receipt/review of Judge Reeds' 7/11/17 Docket	0.10

Johnson, Rosati, Schultz & Joppich, P.C.

			<u>Hours</u>
7/6/2017	CDS	Receipt/review of Judge Bondy's 7/11/17 Docket	0.10
	CDS	Receipt/review of Judge D'Agostini's Updated 7/12/17 Docket	0.20
7/7/2017	CDS	Preparation of Subpoenas to Officer and Victim for Trial ()	0.30
	CDS	Review of file for subpoenas ()	0.20
7/11/2017	CDS	Receipt/review of Judge Law's 7/18/17 Docket	0.10
	CDS	Receipt/review of Judge Reeds' 7/18/17 Docket	0.10
	SGM	Receipt/review of files for Bench Trial scheduled for 7/11/17	0.50
	SGM	Attend afternoon session for Bench Trial ()	2.00
	CDS	Prosecute morning docket	4.00
7/17/2017	CDS	Receipt/review of Judgment of Sentence ()	0.20
	CDS	Telephone conference with client ()	0.20
7/18/2017	CDS	Receipt/review of Judge Bondy's 7/25/17 Docket	0.10
	CDS	Receipt/review of Judge Law's 7/25/17 Docket	0.10
	CDS	Receipt/review of Judge Reeds' 7/25/17 Docket	0.10

			<u>Hours</u>
7/18/2017	CDS	Prosecute morning docket	4.00
	CDS	Telephone conference with client ()	0.20
	CDS	Receipt/review of Deviation Letter ()	0.20
	CDS	Review of Payment Plan ()	0.20
	MDH	Prosecute afternoon docket, Motion to Set Aside Conviction	2.80
7/24/2017	CDS	Telephone conference with client ()	0.20
	CDS	Review of files for 7/25/17 Docket	0.20
7/25/2017	CDS	Prosecute morning docket	4.00
	CDS	Receipt/review of Judge Law's 8/1/17 Docket	0.10
7/27/2017	CDS	Review of Judgment of Sentence ()	0.20
SUBTOTAL:			<hr/> [20.60]
<u>General City Attorney Work</u>			
7/9/2017	TSW	Review minutes of June 24, 2017 council meeting	0.20
	TSW	Review Charter, Code and Dykema letter regarding investigation of Council Member Kivell conflict of interest in preparation for Council meeting	0.70

		<u>Hours</u>
7/10/2017	TSW Continued review of Charter and Code of Ethics and Dykema report in preparation for Council meeting and possible suspension of council member	0.10 No Charge
	TSW Telephone conference with L Mosier regarding question on certification for Family Medical Leave Act leave	0.20
7/12/2017	TSW Legal research regarding Family Medical Leave Act and regulations relating to recertification of basis for Family Medical Leave Act leave	1.00
	TSW Preparation draft letter to employee requesting re-certification of Family Medical Leave Act leave and correspondence to City regarding same	0.70
7/13/2017	TSW Telephone conference with expert appraiser regarding issues from Council meeting	0.10
	TSW Receipt/review correspondence from City Manager regarding draft of revised language for policy limiting accumulation of annual leave - City Manager and Department Heads	0.10
7/17/2017	TSW Continued research regarding truth in taxation notice requirements	0.70
7/18/2017	TSW Receipt/review correspondence from City Manager regarding leave accumulation policy change	0.30
	TSW Preparation of resolution limiting annual leave accumulation and clarifying payout	1.80
	TSW Telephone conference with City Manager regarding annual leave accumulation issues	0.30
7/19/2017	TSW Telephone conference with and correspondence to and from A Allen at SLARA regarding insurance and hold harmless requirements for event in McHattie Park	0.30
7/20/2017	TSW Attend meeting with City Manager, planning consultant, planning director and code enforcement officer regarding ordinance and code enforcement issues	1.80

		<u>Hours</u>	
7/20/2017	TSW Telephone conference with City Manager regarding resolution limiting accumulation of leave	0.10	
	TSW Correspondence to and from City regarding annual leave accumulation issues	0.10	
7/26/2017	TSW Research regarding sign illumination and brightness limits and regulations for amendments to Sign Ordinance	1.00	
	TSW Review Personnel Manual for annual leave accumulation and payout issues and research regarding City right to revise Manual	0.40	
	TSW Receipt/review of multiple correspondence from Police Chief and City Manager regarding Hidden Creek decorative signs	0.20	
7/27/2017	TSW Review Charter regarding filling vacancy on Council; review election law regarding write-in candidates	0.40	No Charge
	TSW Telephone conference with DPW Director regarding Comcast permit, Hidden Creek signs	0.20	
	TSW Review Hidden Creek Decorative Sign Agreement and Michigan Manual on Uniform Traffic Control Devices for sign color and reflectivity requirements	0.40	
	TSW Telephone conference with Police Chief regarding Hidden Creek decorative signs	0.20	
	TSW Review Personnel Manual for annual leave accumulation and payout provisions	0.50	
	TSW Edit/revise resolution limiting accumulation of annual leave adding provisions for all employees	1.10	
7/28/2017	TSW Redacting JRSJ invoice and correspondence to City Manager regarding redacted invoice	0.10	No Charge

			<u>Hours</u>	
7/28/2017	TSW	Continued preparation of resolution limiting annual leave accumulation and clarifying payouts for annual leave on separation from city service; correspondence to City Manager regarding same	0.50	
	TSW	Research regarding purchasing and procurement	0.30	
	TSW	Preparation of alcohol liquors licensing ordinance	1.60	
7/31/2017	TSW	Correspondence to Planning Commission Chair regarding Planning Commission member resignation	0.10	No Charge
	TSW	Continued research regarding liquor control commission and statutory requirements and continued preparation of liquor license ordinance	3.80	
SUBTOTAL:			[19.30]	
<u>Michigan Seamless Tube</u>				
7/17/2017	TSW	Review Chapter 11 reorganization plan and related documents	0.30	
SUBTOTAL:			[0.30]	
<u>West End Industrial</u>				
7/10/2017	TSW	Review appraiser reports and planner review in preparation for meeting	0.60	
	TSW	Telephone conference with Attorney R Linnell regarding rezoning request	0.30	
7/12/2017	TSW	Telephone conference with expert appraiser regarding reports and council meeting	0.10	No Charge
SUBTOTAL:			[1.00]	

	<u>Amount</u>
For professional services rendered	49.20 \$9,000.00
Previous balance	\$9,000.00
7/20/2017 Payment - thank you. Check No. 72108	(\$9,000.00)
Balance due	<u>\$9,000.00</u>

Please include your Invoice Number on your payment. All payments should be mailed to the Farmington Hills' office listed above. Thank you.

Monthly flat fee of \$9,000.00 for first 80 hours of work. Anything over 80 hours to be billed at the hourly rate of \$135.00