

The City of South Lyon  
Regular City Council Meeting  
July 13, 2015

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

PRESENT: Mayor Tedd Wallace  
Council Members: Dixon, Kivell, Kopkowski, Kramer, Rzyzi, and Wedell  
Also Present: City Manager Ladner, Department Head Martin, Chief Collins, Chief Kennedy, Attorney Wilhelm and Clerk/Treasurer Deaton

MINUTES

CM 7-1-15 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Wedell  
Motion to approve minutes as presented

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

Councilman Wedell stated looking at the expenditure and revenue reports, it looks like the City will come out pretty good. Councilman Wedell asked if the Bricco payment will be the last one. City Manager Ladner stated she is working with HRC to find out why we are still getting bills for Bricco, but that will not be the last one. She stated there is still money in the DWRF fund for these payments.

CM 7-2-15 MOTION TO APPROVE BILLS

Motion by Wedell, supported by Dixon  
Motion to approve bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

City Manager Ladner stated she would like to add an item for the purchase of property of 390 S. Lafayette. She further stated we received information on this late Friday afternoon. That property is located in the downtown area, and it was foreclosed on by the County Treasurer. We have the first right

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of refusal and she would like Council to consider this. Mayor Wallace stated we only have until the 21<sup>st</sup> of July to make a decision. City Manager Ladner stated she would like it added as item #8.

CM 7-3-15 MOTION TO APPROVE THE AMENDED AGENDA

Motion by Kopkowski, supported by Kramer  
Motion to approve agenda as amended

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Carl Richards of 390 Lenox stated he would like to thank the Fire Department and the HVA for getting him to the hospital in a desperate situation. He further stated he would like to thank the DPW for the beautiful condition of the City for the 4<sup>th</sup> of July weekend. He further stated he would like to thank the City for the new bench that was installed at the pocket park by the barber shop.

Ryan Lare of 716 Grand Court stated he would like to thank the South Lyon Fire and Police Department for the quick response to a house fire in his subdivision. He stated he could not be prouder.

OLD BUSINESS

1. Commission Resignations/Appointments:

City Manager Ladner stated Anne Levy is resigning from the Cultural Arts Commission. Tammy Impullitti has applied for the vacant position. She further stated she does not live in the City, but that is not a requirement, and she will be a great addition to the Commission, she has experience in the arts and in volunteerism.

CM 7-4-15 MOTION TO APPROVE THE APPOINTMENT TO THE CULTURAL ARTS COMMISSION

Motion by Kivell, supported by Rzyzi  
Motion to approve the appointment of Tammy Impullitti to the Cultural Arts Commission

VOTE: MOTION CARRIED UNANIMOUSLY

Mayor Wallace stated Elizabeth Philes has resigned from the Historical Society due to family commitments. He further stated he would like to appoint James Race in her place. Mayor Wallace stated James Race will be a great addition. He would like to contribute and has been a long time resident. James Race of 996 Hearthside stated he would like to contribute to the City and the Historical Society. Councilman Kivell asked if he had anything to do with the Yankee Museum. Mr. Race stated he was a Department Manager there, in the membership department. He stated they were able to help

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boost membership to 2,000 nationwide, the fees were all revenue which helped to purchase the new building they are currently in.

CM 7-4-15 MOTION TO APPROVE APPOINTMENT TO HISTORICAL COMMISSION

Motion by Wallace, supported by Wedell

Motion to appoint James Race to the Historical Commission

VOTE: MOTION CARRIED UNANIMOUSLY

2. Consider requesting the DDA Board begin the process to identify specific project properties and undertake the process of preparing to apply for the 2016 Michigan Blight Elimination Program

City Manager Ladner stated the DDA is very interested in this program. She stated it assists with eliminating Blight in the Downtown area. It helps with the elimination of Blight as well as the refurbishment of structures in the downtown area, and there are a few buildings downtown that need to be refurbished or eliminated. She stated the grant application is due in June of each year, therefore the DDA will have a year to have the application ready, and for them to decide which buildings they would like to target. Councilman Kivell asked if there is a way to wrestle property away from bad landlords. City Manager Ladner stated the grant will put State resources behind us, as well as some finances for eminent domain and legal resources. Councilman Rzyzi stated he is glad to see the blight issue is finally being addressed and he would like the City to take a hard stance on this.

CM 7-5-15 MOTION TO APPROVE THE DDA TO APPLY FOR THE 2016 BLIGHT ELIMINATION GRANT

Motion by Kivell, supported by Rzyzi

Motion to allow the DDA and the City to take necessary steps to move forward with applying for the 2016 Blight Elimination Grant

VOTE: MOTION CARRIED UNANIMOUSLY

3. Consider ratification of the IUOE Union Contract for July 2015- July 2018

City Manager Ladner stated she apologizes the red lined copy wasn't included in the packet. Mayor Wallace asked City Attorney Wilhelm if he is comfortable with the current contract. Attorney Wilhelm stated another attorney from his firm participated with the change in language and he is comfortable with it.

CM 7-6-15 MOTION TO APPROVE THE IUOE UNION CONTRACT FOR JULY 2015-JULY 2018

Motion by Kivell, supported by Kramer

Motion to approve the IUOE union contract from July 1, 2015 to July 1, 2018

VOTE: MOTION CARRIED UNANIMOUSLY

4. Consider authorizing request for reimbursement from Oakland County West Nile Virus Program

Department Head Martin stated this is the 14<sup>th</sup> year the City has participated with this program. The first step for this program is to attend seminars, then the application. The purchase and distribution for mosquito briquettes that we drop in the sewer drains to help kill the mosquito larvae. He stated the final step is for the City Council to pass a resolution supporting the program, and we will then get our money back. We are being reimbursed for the mosquito repellent briquets, and the mosquito wipes, for \$1,546.18.

CM 7-7-15 MOTION TO APPROVE THE WEST NILE VIRUS FUND PROGRAM REIMBURSEMENT RESOLUTION

Motion by Kramer, supported by Kopkowski

Motion to approve West Nile Virus Fund Program resolution to Oakland County

VOTE: MOTION CARRIED UNANIMOUSLY

5. Consider approving the application for Whipple Street Block Party- Not an action item

Mayor Wallace asked why this is on the Agenda if it is not an actionable item. Chief Collins stated he submitted this for information purposes only for the Council. He further stated there have never been any problems with this long standing block party. Mayor Wallace stated they did have to change the date due to the Blues, Brews and Brats being the first weekend in August.

6. Review information regarding Historic Commission Heritage Days Application- Not an action item

City Manager Ladner stated she added this to the agenda to let the public know about the new event, and to allow someone from the Historical Depot to give more information. Larry Ledbetter of 11343 Clovis Point stated he is the president of the Historical Commission. He stated Heritage Day will be like an old fashioned country fair. The objective is to bring people to the museum; there will be a pig roast,

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as well as a flea market type event to gain revenue. He thinks the highlight will be the fellowship tent where people can sit and listen to the barbershop quartet. He further stated this is not directed at the children as much as Depot Day is. This is more of a relaxing quiet day for the Community. They are hoping to have many more in the future. It begins at 9:00 a.m. on the 18<sup>th</sup> of July.

#### 7. Review the City Manager's Goals and Objectives for FY 2015-2016

City Manager Ladner stated she presented the Council with her list of goals in January, but she has expanded on that. She summarized a list of goals and objectives she has for this year, which includes completing the major IT projects. She stated she would also like to improve the customer service experience at City Hall by improving forms and access to forms online to reduce the necessary time for residents to complete their processes.

City Manager Ladner stated she also plans on seeking permission from Council to seek grants at least once per quarter. She stated she would like to rebrand the City of South Lyon by working with a local graphic artist to develop a new logo for the City including a new flag, and the re-design of the City website.

City Manager Ladner stated she plans on successfully applying for and receiving the Safe Routes to School Grant in conjunction with the South Lyon Schools, Lyon Township and the Road Commission for Oakland County.

City Manager Ladner stated she plans on implementing the Roadway Asset Management plan including the development of a 5 and 10 year long range goal to improve or maintain City controlled streets to minimum PASER rating of 5.

City Manager Ladner stated she also plans on bringing a plan to Council to resolve the MERS unfunded liability and new hire liability issues and bring long term pension costs into alignment with reasonable investment strategies for the future.

City Manager Ladner stated she would also like to implement a sidewalk replacement/construction cost share program to increase the pedestrian friendly reputation of the City.

Mayor Wallace stated he spoke with Lannie Young from Lyon Township regarding the sidewalks that are needed for the Safe Routes to School program, and he pointed out the Township needs to install sidewalk. Mayor Wallace further stated he doesn't want the City to pay for the Townships sidewalks.

Councilman Kivell asked if the grant would include any money for land acquisition because streets such as Marjorie Ann doesn't have room for sidewalks. City Manager Ladner stated the funding does provide funding for land acquisition, but that will be an issue for Lyon Township. Councilman Kivell stated he would just like to make sure our money isn't contributed to Lyon Township, and he was just stating that it will be easier for Lyon Township to build their sidewalks as long as they have funds for the land acquisition. Councilman Kivell asked what the City Manager thinks the matching money will be for the grants she plans on applying for. City Manager Ladner stated 20-25% is the norm. She further stated it depends if it is a public grant or private. The public grants match number is higher. Councilman Kivell stated he would like the City Manager to keep Council in the loop regarding the MERS unfunded liability issue. Councilmember Kopkowski stated during the City Managers review, most Council members stated they were concerned with the morale in office at City Hall, and she is surprised that improving

morale isn't part of her goals. City Manager Ladner stated she began having meetings with staff last week and she is working on the issues. Councilmember Kopkowski asked if there is a goal of doing something about the vacant buildings, and does that have anything to do with rebranding the City. City Manager Ladner stated she was hoping to hire a full time person for Economic Development, but she is happy to add economic development goals to her list. She further stated rebranding the City includes beautifying the City. Councilman Rzyzi stated he has spoken with a few business owners and they have yet to meet the City Manager. He further stated he would like her to go to each business introducing herself a few times a month. City Manager Ladner stated she will be happy to do that. Councilman Rzyzi stated he would also like her to not rely on the City Attorney as much to help lower costs.

#### 8. 390 S. Lafayette

City Manager stated 390 S Lafayette was foreclosed on by the Oakland County Circuit Court for property taxes. The total amount of the tax foreclosure is \$58,475.07. The City has the first right of refusal to purchase this property for public purpose, which could be a park, to offer for redevelopment, or to demolish the blighted building that is there. She further stated we have to act by the 21<sup>st</sup> of July. Knowing that we have a blighted building there, she has been working with our Code Enforcement Officer and the Building Department, she has been working with the City Attorney to look at what our options are. She stated this building is not in the Downtown District, but it is in the downtown authority district. She said our planner stated in the future it will be in the downtown district. She has also spoken with our planner regarding our options of what may be built there. City Manager Ladner stated the property owner adjacent to the property is also interested in purchasing the property. Councilman Kramer stated he is for this, but as far as this resolution is concerned, do we have to be specific with what our intentions are? Attorney Wilhelm stated it will not limit the City's options. Councilman Kramer asked what the restrictions are for that lot. Attorney Wilhelm stated we could do residential on a separate level, but he hasn't looked at any similar restrictions. Councilmember Kopkowski asked with our zoning setbacks, will that not make it impossible to build on this lot? City Manager Ladner stated in our current zoning yes, but in our zoning amendments, it will not be. Councilman Kivell stated he just wanted to say, our Planner doesn't decide what is going to go on there, Council does. He stated, he asked for the building envelope for this property was over a year ago, and never got an answer. The notion that this property needs to be demolished is presumptuous. It takes away some potential opportunities. If we demolish the building, and if the CBD transformed, it will put the City on the hook to supply parking spaces. Everyone else in that area supplied their own parking. He further stated there is a lot of speculation, he is on board with this, but he wants to make sure the City is protected, and to make sure someone who doesn't have the best intentions get in control of the property. City Manager Ladner stated if we purchase the property it will come out of the Land Acquisition fund. Councilman Kivell stated there are more discussions that will need to take place before we decide what to do with the property. Building Inspector Dennis Smith stated the foundation is in very bad shape, as well as damage from animals and mold. Discussion was held regarding the language of the resolution. It was the consensus of Council to remove the word demolish from the presented resolution.

CM 7-8-15 MOTION TO APPROVE RESOLUTION TO PURCHASE TAX FORECLOSED PROPERTY AT 390 S LAFAYETTE

Motion by Kramer, supported by Kivell

Motion to approve resolution to purchase tax foreclosed property at 390 S Lafayette as provided For under MCL 211.78m (1)

VOTE: MOTION CARRIED UNANIMOUSLY

MANAGERS REPORT

City Manager Ladner stated the concert in the park Friday night will be Rich Eddy's and the Leggo movie will be playing in the park Saturday night. She further stated she is in the office all week and will be attending the Chamber ribbon cutting on Friday at 4:00. City Manager Ladner stated Blues, Brews and Brats will be on Saturday August 1<sup>st</sup>. She further stated she will be attending a conference next week on Wednesday and Thursday.

COUNCIL COMMENTS

Councilmember Dixon stated she has asked the City Manager to place an item on the Agenda in August for the hydrants in Colonial Acres Phase 4 to dedicate to the City. She further stated she will not be running for her Council seat in November, but she would like to thank everyone that signed her petition. Councilman Kramer stated at the presentation he forgot to thank Amy Allen, the director of the South Lyon Rec Authority, as well as Linda Graham who is the director of the Senior Center.

Councilman Rzyzi stated he is excited about the first South Lyon Heritage Day. He further stated Paul Baker Park looks beautiful and he would like to thank the Four Seasons Garden Club. He stated on August 11<sup>th</sup> there will be a DIA event with a string quartet. Councilman Rzyzi stated it is refreshing to see different organizations teaming with the City and would like to see more of that.

Councilman Kivell stated Norbert Hope passed away and he was a 35 year electrical inspector for the City. He further stated he was an asset to our community and a very stable helpful man. He was always willing to help anyone.

Mayor Wallace stated he attended the Injured Soldier event on Saturday, there were 350 motorcycles there. This group is different than Wounded Soldiers. This group is based here in South Lyon. This group makes sure they are able to go fishing, go hunting and do things they may not have the opportunity to do normally. They recently purchased a 200 acre ranch up north, and are always looking for donations. The last Wednesday night car show was spectacular. Everyone was really excited about it. Mayor Wallace stated he would like to thank Maggie Kurtzweil for her work in Paul Baker Park.

ADJOURNMENT

CM 7-8-15 MOTION TO ADJOURN

Motion by Kivell, supported by Kopkowski

Motion to adjourn at 8:45

VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

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Tedd Wallace Mayor

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Lisa Deaton Clerk/Treasurer

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