

The City of South Lyon  
Regular City Council Meeting  
February 8, 2016

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

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

MINUTES

CM 2-1-16 MOTION TO APPROVE MINUTES

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

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

CM 2-2-16 MOTION TO APPROVE BILLS

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

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

City Manager Ladner stated she would like to add two items under New Business. Consider approval of eCIVIS contract and consider approval of hiring part time person for City Hall.

CM 2-3-16 MOTION TO APPROVE AGENDA

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

VOTE: MOTION CARRIED UNANIMOUSLY

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PUBLIC COMMENT

Darrel Lane of 678 Hagadorn stated he is a lifetime resident of South Lyon and he fears that Pumpkinfest is destroying the City of South Lyon. He stated the City paid \$36,000 to settle a lawsuit for a situation that occurred at Pumpkinfest and he feels the Pumpkinfest insurance should have covered that. He further stated the hay bales that are downtown during Pumpkinfest are dangerous, and if they caught fire, it would burn the whole downtown to the ground. City Manager Ladner stated the lawsuit was paid for by the City's insurance coverage. Mayor Galeas stated they will take this under consideration.

Peter Alexander of 854 Norchester asked if a stop sign could be replaced where there is currently a yield sign at Glen Meadows. Chief Collins stated he will look into his request, normally a traffic study is done and that is what determines the location and which signs are placed there.

Carl Richards of 390 Lenox stated there was a major excavation project done at the north end of town. He further stated he would like to give credit to the DPW for keeping an eye on it and taking care of it. He further stated he would like to thank the DPW and Rose Excavating for the great job they did and they worked really well together.

Ryan Lare of 716 Grand Court stated the Silversides Museum is still looking for donations, and they will be closing the Holocaust exhibit soon, and he hopes everyone has a chance to attend.

OLD BUSINESS

1. Consider approval of second reading of Dangerous Building Ordinance

City Manager Ladner stated there were a couple of changes since the first reading. She further stated there is a revision clarifying that owner, agent and occupants are responsible for taking action to prevent a building or structure from becoming a dangerous building, as well as revisions changing violation of Ordinance to misdemeanor rather than a municipal civil infraction. Attorney Wilhelm stated the question was asked at the last meeting if this Ordinance would include mobile home parks. He stated it does not cover mobile home parks because they are covered by the Michigan Mobile Home Commission Act. He further stated the City has other tools it can use to address the maintenance and safety of mobile home parks.

CM 2-4-16 MOTION TO APPROVE SECOND READING OF DANGEROUS BUILDING ORDINANCE

Motion by Kramer, supported by Kivell

Motion to approve second reading of Dangerous Building Ordinance

VOTE:

MOTION CARRIED UNANIMOUSLY

1. Consider approval of second reading of Ordinance to adopt the 2012 International Property Maintenance Code

Attorney Wilhelm stated there have been no changes since the first reading.

CM 2-5-16 MOTION TO APPROVE SECOND READING OF ORDINANCE ADOPTING 2012 I.P.M.C

Motion by Kivell, supported by Wedell

Motion to approve the second reading of Ordinance adopting the 2012 International Property Maintenance Code

VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

1. Consider applications for City Commissions:
  - a. Marsha Calus

Mayor Galeas stated she is a 17 year resident and an interior designer and will be a good asset to the Downtown Development Authority Board

Appointment by Mayor Galeas, supported by Wedell

Motion to appoint Marsha Calus to the Downtown Development Authority Board

VOTE: MOTION CARRIED UNANIMOUSLY

2. Consider final approval and acceptance of dedication of sanitary sewer and water utilities and easements for Lexington Place Condominium and request for release of cash surety bond

City Manager Ladner stated she has been working on this with Attorney Wilhelm, Department Head Martin and HRC for almost a year. She stated all of the paperwork is in place, and all repairs and inspections are completed. She further stated this development has a \$100,000 surety bond in a separate account. Attorney Wilhelm stated we have received all four items on the check list from the developer as well as the homeowner association. He further stated there was a question regarding 5 street lights, but after checking further the City approved an amended site plan which did not require the five street lights.

CM 2-6-16 MOTION TO APPROVE REQUEST FOR ACCEPTANCE OF DEDICATION OF SANITARY SEWER AND WATER MAIN UTILITIES FOR LEXINGTON PLACE CONDOS AND RELEASE CASH SURETY BOND

Motion by Kivell, supported by Kurtzweil

Motion to approve Robertson South Lyon, LLC's request for final approval and acceptance of dedication of sanitary sewer and water main u utilities, bill of sale, and easements for Lexington Place Condominium excluding utility service leads as defined in the City's policy approved March 14, 2011 and release cash surety bond to Robertson Brothers

VOTE: MOTION CARRIED UNANIMOUSLY

3. Consider approval of 3 year contract for eCIVIS

City Manager Ladner stated she compared the eCIVIS with the Foundation Directory Online, and she believes eCIVIS is the grant assistance program we should use. She further stated this will give the City 2 user licenses, and the program provides a database of Federal, State and Foundation grants by location, keyword search, program and other search methods as well. She stated this provides pre reward services, help with finding grants, writing grants and email reminders of any paperwork that needs to be filed for deadlines. Councilmember Dedakis asked if she found any services similar to this one. City Manager Ladner stated she did find other ones, but they were more expensive. She further stated if we sign up before February 22<sup>nd</sup> the cost is \$4,900.00 per year, if we wait until after that date, the cost increases to \$6,900 per year. Councilmember Wedell asked to what extent they will assist you with getting the grants. City Manager Ladner stated they will review the grant, they give you copies of grants that were approved previously and they will give you a listing of all grants available. They help narrow down grants based on our needs. The post award paperwork is very important with the State and Federal Grants and they will be extremely helpful with that as well. Further discussion was held regarding the importance of grants and the Ecivis agreement.

CM 2-7-16 MOTION TO APPROVE 3 YEAR AGREEMENT WITH Ecivis for pre and post award grant services at a cost of \$4,900

Motion by Kramer, supported by Kurtzweil

Motion to approve 3 year agreement with Ecivis for pre and post award grant services at a cost of \$4,900

VOTE: MOTION CARRIED UNANIMOUSLY

4. Consider approval of hiring part time person to assist City Manager and City Clerks' Office

City Manager Ladner stated she is asking for Council to approve the hiring of a part time person that will assist the City Manager, the City Clerk/Treasurer as well as the front office. This is going to be a difficult position to fill because they will be dealing with confidential information. Councilmember Rzyzi stated he would like to see a more specific job description, but he is in favor of hiring an assistant for City Hall.

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City Manager Ladner stated this person will be able to assist with packets, updating the website, as well as helping to cover absences in other departments such as Water Billing and Building Department. Discussion was held regarding also using an intern in the future for office assistance.

CM 2-8-16 MOTION TO APPROVE ALLOWING THE CITY MANAGER TO ADVERTISE FOR A PART TIME ADMINISTRATIVE ASSISTANT

Motion by Kramer, supported by Kurtzweil

Motion to approve allowing the City Manager to advertise for a part time administrative assistant for the City Manager and City Clerk/Treasurer

VOTE: MOTION CARRIED UNANIMOUSLY

IV. Discussion of Blight Ordinance and unsafe structures

Mayor Galeas stated the City has made great progress with the two Ordinances that were approved tonight.

V. Discussion- Downtown

Councilmember Kurtzweil stated she has had a few business owners thank her for all the discussions Council has had on the downtown area, whether it be constructive criticism or anything else. She further stated they are looking at things they can do to renovate their businesses. Councilmember Kurtzweil stated she met with Jos Gruber the director of the Wyandotte Downtown Development Authority regarding tax abatements. She further stated in Wyandotte, they use 10% of their DDA budget and use it towards grants. The grants can be used for the façade, or for the interior of the business. They spend about \$40,000 a year on grants. She further stated it is a good concept, and if our DDA doesn't have the money for this, maybe Council can decide to fund the grants and come up with the forms until they get on their feet, possibly a few thousand a year. Councilmember Kurtzweil stated we need to make sure we don't use taxpayers' dollars to fund a private investment, so Wyandotte requires a formula where the owner or tenant must come to the table with 60% to 70% of the money, and then the City matches it.

Councilmember Kurtzweil stated she spoke with Heather Cole from the State of Michigan. She stated under PA 210 there is a distinction between the commercial rehab acts versus the industrial tax abatements. She further stated the City could form a commercial rehab district, and then the business owners can apply for a tax exemption. She stated this can apply for improvements to the interior of their businesses.

Councilmember Kurtzweil stated she knows Dennis Dubuc professionally, and he is a decent Attorney. She stated at one time there was an art store in the Artcraft buiding. Councilmember Kurtzweil stated she would like Council to possibly approach Attorney Dubuc regarding leasing Leon Bonners Artcraft building for 25 years at a nominal rent. She stated we could then lease it to the Cultural Arts Commission, and we could start a 2 year Capital campaign fund to raise funds and we could turn the

building into an art gallery, an art center and use it as a public use. She further stated if we don't meet the funding, we will at least have the paperwork in place so we would have an exclusive option that he couldn't lease it to anyone else. She further stated if we get the funding, how great it would be if Leon Bonner jump started the downtown.

Councilmember Kivell stated he emailed others on Council the 3 abatements the State offers, PA 155, PA 210 and PA 146 which are rehabilitation or redevelopment abatements that we should consider. He stated he has trepidations about giving relief of tax money, because we are in an odd position right now, because if that is what it takes to get people to invest in the downtown he is for that, but there are some issues. Giving relief to someone in lieu of everyone else that has worked very hard to keep their business going without tax relief, is a difficult argument to justify. He further stated the redevelopment plan is a more grand scale comprehensive change, and if it could be done on a managed level it could be a valuable tool. Councilmember Kivell stated he spoke with Councilmember Bohn from Brighton and Mr. Bohn provided an overview of how Brighton is pursuing things. He also met with their Community Development and DDA Director who drove him around town and described the grants they were able to procure in the downtown. He further stated Brighton is not even close to slowing down, and they have 5 hotels that will be going in that area. Councilmember Kivell stated there has been some creative ways of contract purchasing to raze buildings, and they have turned them into gravel parking lots, and their ordinance stated they have 3 years to sell it, or turn it into a parking lot. They have leased the contracted land and leased it to the surrounding businesses to use as parking lots to keep as a place holder. Councilmember Kivell spoke of other activity Brighton is involved in and stated they have capitalized on everything they hve had a chance to. Councilmember Kivell stated Councilmember Kurtzweil's idea with the Artcraft building was good out of the box thinking, but he would rather have a tax producing business in that building. Councilmember Rzyzi stated drastic changes will not be made over night, but we just passed two very important ordinances that will help the downtown so we are moving forward. He further stated he also likes the idea of working with Mr. Bonner regarding the Artcraft building.

Councilmember Dedakis stated collaborating with the DDA is a necessity. She further stated there are other city's that offer grant availability. Mayor Galeas stated we are making big strides in the downtown, and having a discussion with Mr. Bonner and Attorney Dubuc and an extending an olive branch is a good idea.

Further discussion was held regarding possible uses of the Artcraft Building in downtown South Lyon. Councilmember Kramer stated we need to revisit the possibility of hiring an Economic Development Coordinator. One of the problems is we need to have a liaison between the City, the DDA and the businesses. We need someone that will have the downtown as their primary focus.

Councilmember Rzyzi stated it would be nice to extend an olive branch to Norm's as well. He stated possibly he could move the cars to another area. Mayor Galeas stated Norm is a good guy and he has a good business. He further stated he has been here for a number of years. Mayor Galeas stated he does have a couple ideas he will be discussing with Norm.

## VII. Managers' Report

City Manager Ladner stated she met with our State Representative Kathy Crawford and she wanted to commend Council for scheduling our first goal setting retreat. She further stated Representative Crawford extended an invitation to all of Council to meet with her at any time as well as attending the House of Representatives.

City Manager Ladner stated she has received information from DTE regarding their tree trimming program and all of the information is on our website, along with contact information. She further stated all residents whose property will be affected will be receiving information from DTE as well.

#### VIII. Council Comments

Councilmember Kurtzweil stated she has received a letter from concerned residents of South Lyon and Lyon Townships regarding their concern for the smoke vapor shop that is opening at 9 Mile and Pontiac Trail. She stated she agrees the store should not be opened so close to the schools.

Councilmember Wedell stated he would like to hear from Department Head Martin regarding the sink hole that was fixed. Department Head Martin stated there was great teamwork involved by the DPW, Water Department as well as the private contractor Rose Excavating. The job is completed and the lot will be cleaned up tomorrow. Department Head Martin stated the sewer gas is toxic, and it was eating away at the line. He further stated it was replaced with pvc and it will not be a problem for many years. Mayor Galeas stated it was amazing watching everyone working together so well. There was definitely great team work involved.

Councilmember Rzyzi stated he is interested in seeing the results of the traffic study regarding the yield sign versus a stop sign in Glen Meadows. Councilmember Rzyzi stated the Council packet included a thank you letter for the Fire Department from two middle schools thanking the firefighters for getting involved with the students. He further stated having positive role models in our schools is very important. He further stated we get many letters thanking our Fire Department and Police Department for the great jobs they do.

Councilmember Dedakis stated she also wanted to say thank you to Chief Kennedy and the Fire Department. She also wanted to thank Department Head Martin for the great job the DPW did.

Councilmember Kivell stated the DPW work was a good illustration of the issues of accepting dedications. There was some resistance about allowing a 20 foot easement when Colonial Acres sewer and water lines were dedicated. He further stated this was a good illustration of why that easement was necessary. The depth of that line was equal to what we were up against with this repair and this was a 40 foot hole. He further stated this is illustrative that the City is not the enemy, but we do have obligations and we have experts that know what is really involved with trying to protect the assets of the City. Councilmember Kivell stated he would like a sense of Council to ask our Attorney's office to look into what response Council has regarding some behavior that happened that was outside of the Council's Code of Ethics, as well as the potential outcome.

Mayor Galeas stated Active Faith is having a Strike out Hunger event at the Pinz Bowling Center on Sunday March 6th and invited everyone to attend. Mayor Galeas stated he would like to thank the students from Brummer Elementary for the packet of letters he received from the second graders and he will be writing them all back and it is very humbling reading some of the letters.

VIII. Adjournment

CM 2-10-16 MOTION TO ADJOURN

Motion by Kivell, supported by Kramer  
Motion to adjourn meeting at 9:20 p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

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Mayor John Galeas

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Lisa Deaton Clerk/Treasurer