

The City of South Lyon
Regular City Council Meeting
February 22, 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

Mayor Galeas stated Councilmember Dedakis will be leaving the meeting at 8:15

MINUTES

Councilmember Kivell stated he asked Clerk Deaton to make a few changes to the draft minutes.

CM 2-1-16 MOTION TO APPROVE MINUTES

Motion by Wedell, supported by Dedakis
Motion to approve minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS- None

AGENDA

City Manager Ladner stated she would like to add appointments of Luann Lyons, Frank Fogerty and Bruce Nussbaum to the Board of Review under item i.

CM 2-2-16 MOTION TO APPROVE AGENDA

Motion by Wedell, supported by Kurtzweil
Motion to approve Agenda as amended

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

2/22/16

Mayor Galeas stated we have become lax with the dialogue during discussions and public comment need to be made at the microphone at the proper time, not shouted out from the audience. He stated there are no official guidelines, but people should try to keep it from 3-5 minutes and to express their opinion clearly.

Carl Richards of 390 Lenox stated the first program of the year was held at the Witches Hat and it was a huge success.

Presentation: Judge David Law- Update on the 52-1st District Court

Judge David Law, Judge Travis Reed, and Judge Robert Bond were all present. Judge Law gave a presentation of the different processes of the 52nd 1st District Court. Judge Bondy stated they handle civil cases that involve money; they also handle landlord/tenant issues, land contract forfeitures, zoning cases, and criminal cases as well. Judge Bondy stated they also hear misdemeanor cases which are retail frauds, domestic violence, embezzlement, as well as narcotic possessions. He further stated a lot of the crimes deal with drugs and alcohol. He further stated the City of South Lyon had had 73 traffic misdemeanors, 819 traffic tickets, which are non-criminal. He stated there were 110 total non-traffic misdemeanors, and 30 drinking and driving tickets of different levels, and 28 felony matters. He stated the total filings for the City of South Lyon was 1,062. Judge Reeds stated even though 1,062 total filings sound like a lot, the bottom line is they handle approximately 40,000 filings a year. Therefore it is really a testament to how safe the City of South Lyon really is. Judge Reeds stated anyone is welcome to come and watch the inner workings of the court system. He further stated the court has some specialty court programs. He stated a specialty court program is something they are very proud of. The specialty court programs are a very constructive, intensive, specialized probationary period involving a community partnership between prosecutors, judges, local law enforcement, probation officers to address repeat offenders. We don't want people to come back, most people do not, but there are a small percentage of people that offend over and over again. This program gives them the tools and intense supervision some need to ensure they do not re-offend, and it is highly successful. Judge Law stated they are also proud to have a veteran's specialty court. Many veterans come back from overseas with mental health issues, or substance abuse issues, and this is a team approach to try to help the veteran get through whatever their issues are.

Presentation: Bret Resagan- Oakland County Main Street program

Bret Resagan of the Oakland County Main Street Program gave a brief power point presentation regarding the Oakland County Main Street Program. He stated the Main Street program is basically a program which is historic preservation based, community involved and economic development. He stated at one time this was an all or nothing program, now it is a three tier program under the County Executive and with the support of our county commissioners. He further stated we offer services for historic downtowns such as South Lyon. He stated this program tracks and reports progress throughout the year. Mr. Resagan stated the Main Street Program is a proven program and is used all over the United States. He further stated the main street approach is a management methodology. Mr. Resagan

discussed the difference of the three tier level programs. He stated we recommend the City at least comes in at the Associate level, but the Select level will have more benefits. Councilmember Kramer asked how involved they were with the downtown Farmington redevelopment. Mr. Resagan stated they were very involved. Farmington is a Select level member and they were assisted with design assistance, helped with business recruitment and they meet with them continuously. He further stated we encourage the downtown traffic to remain slow. Councilmember Kurtzweil stated she met with John Hieney and he raves about this program and the staff is very professional. She further stated she learned architectural services are available. Mr. Resagan stated they have an architect on staff and that person is available for the communities on the Select level to assist with design services. Councilmember Kurtzweil stated the City and the residents are paying taxes to Oakland County and they residents should be part of this program because it is tax funded. Mr. Resagan stated some services are offered to the communities in Oakland County for no fee. Councilmember Kivell stated the price points are important in this discussion and he is glad to hear the State will not overlap this program. He asked if the architectural service includes any ADA compliance assistance with historic downtowns. Mr. Resagan stated they do, their architect is very familiar with that. Councilmember Rzyzi stated this is a great program that can really benefit our community. He asked what the timeline will be to be a part of this program if we move forward with hiring the full time DDA person. City Manager Ladner stated we can start the application with the Affiliate level, then after hiring the full time DDA person, we can move to the Select level. Mr. Resagan stated he believes that will be the correct way to move forward. Mayor Galeas stated he has been aware of this program for a while, and it is expensive, but there is a lot of benefit for the City. He believes this is a good idea for the City to move forward with. Mr. Resagan stated there is no fee for the Select level, but the expensive part is having money for the community to act with, as well as hiring a full time DDA person. Mayor Galeas stated there is such a discrepancy in the money that is available for the City, as opposed to other communities.

OLD BUSINESS- None

NEW BUSINESS

- 1) Reappointment/appointment of members to City Boards and Commissions:
 - a. Planning Commission reappointments for 3 year term: Michelle Berry, Keith Bradley and Steven Mosier

CM 2-3-16 MOTION TO APPROVE REAPPOINTMENTS OF PLANNING COMMISSION MEMBERS

Motion by Galeas, supported by Kivell
 Motion to reappoint Michelle Berry, Keith Bradley, and Steven Mosier to 3 year terms for Planning Commission

VOTE: MOTION CARRIED UNANIMOUSLY

- b. Zoning Board of Appeals reappointments for 3 year term: Mike Joseph and Steven Mosier

CM 2-4-16 MOTION TO APPROVE REAPPOINTMENTS OF ZONING BOARD OF APPEAL MEMBERS

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Motion by Galeas, supported by Kurtzweil

Motion to reappoint Mike Joseph and Steven Mosier to 3 year terms for Zoning Board of Appeals

VOTE: MOTION CARRIED UNANIMOUSLY

- c. Parks and Recreation Commission reappointments: Mike Orlando, Diane Beagle and Denise Semion

CM 2-5-16 MOTION TO APPROVE REAPPOINTMENTS OF PARKS AND RECREATION MEMBERS

Motion by Galeas, supported by Wedell

Motion to reappoint Mike Orlando, Diane Beagle, and Denise Semion for 3 year terms for Parks and Recreation Commission

VOTE: MOTION CARRIED UNANIMOUSLY

- d. Historical Commission reappointment for 3 year term: Linda Ross

CM 2-6-16 MOTION TO APPROVE REAPPOINTMENTS OF THE HISTORICAL COMMISSION

Motion by Galeas, supported by Rzyzi

Motion to reappoint Linda Ross to a 3 year term for the Historical Commission

VOTE: MOTION CARRIED UNANIMOUSLY

- e. Cable Commission reappointment for 3 years: Daniel Pelchat

CM 2-7-16 MOTION TO APPROVE REAPPOINTMENT OF CABLE COMMISSION MEMBER

Motion by Galeas, supported by Kivell

Motion to reappoint Dan Pelchat to 3 year term on the Cable Commission

VOTE: MOTION CARRIED UNANIMOUSLY

- f. Downtown Development Authority 3 year term: Tracey Hill

CM 2-8-16 MOTION TO APPROVE REAPPOINTMENT OF DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEMBER

Motion by Galeas, supported by Wedell

Motion to reappoint Tracy Hill to the Downtown Development Authority for a 3 year term

VOTE: MOTION CARRIED UNANIMOUSLY

- g. Cultural Arts Commission 3 year term: Kelly Smith, Ken Mihalic and Cheryl Smith

Councilmember Kurtzweil stated she will abstain from voting

2/22/16

CM 2-9-16 MOTION TO APPROVE REAPPOINTMENT OF CULTURAL ARTS COMMISSION MEMBERS

Motion by Galeas, supported by Wedell
 Motion to reappoint Kelly Smith, Ken Mihalic and Cheryl Smith to the Cultural Arts Commission for 3 year terms

VOTE: MOTION CARRIED UNANIMOUSLY

h. Housing Commission 3 year term: Judith Waters

CM 2-10-16 MOTION TO APPROVE REAPPOINTMENT OF HOUSING COMMISSION MEMBER

Motion by Galeas, supported by Rzyzi
 Motion to approve reappointment of Judith Waters to the Housing Commission for a 3 year term

VOTE: MOTION CARRIED UNANIMOUSLY

i. Tax Board of Review appointment for a 3 year term:

CM 2-11-16 MOTION TO APPROVE APPOINTMENTS OF BOARD OF REVIEW MEMBERS

Motion by Galeas, supported by Kivell
 Motion to appoint Luann Lyon to a 1 year term, Bruce Nussbaum for a 3 year term, and Frank Fogerty to a 2 year term

VOTE: MOTION CARRIED UNANIMOUSLY

2) Resolution Establishing Policies and Guidelines for Granting Exemption from Payment of Property Taxes

Clerk Deaton stated in 2008, Council adopted a resolution Establishing Policies and Guidelines for Granting Exemption from Payment of Property Taxes (Poverty Exemption) which incorporated and adopted by reference the Federal Poverty Income Standards as set annually by the United States Office of Management and Budget. This Resolution is approved by Council each year. Councilmember Kurtzweil stated the requirements currently state the applicant must submit prior year tax returns, but it may need to be specified to read that a signed and filed tax return must be filed with the application. Councilmember Kivell stated there was a complication with the December Board of Review because the paperwork from the County included the HUD guidelines as well as the Federal guidelines. He further stated he would like to look into that in the future. Councilmember Kurtzweil stated the resolution doesn't state the income level. Clerk Deaton stated the print out from the Federal Government is included with the application. Attorney Wilhelm stated we could revise the language to state a signed and filed tax return forms are required with the application. Councilmember Kivell stated he was surprised some of the required information was not asked for on the application. Clerk Deaton stated we have revised the application and it is much more detailed and requires much more information involving anyone else living in the home.

CM 2-12-16 MOTION TO APPROVE POVERTY RESOLUTION GUIDELINES AS AMENDED

Motion by Kramer, supported by Kivell
 Motion to approve the Resolution Establishing the Policies and Guidelines for Granting
 Exemption from payment of property taxes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

- 3) Consider approval for LUNGeivity Foundation 5K Walk/Run

Julie Elkins stated her husband was diagnosed with lung cancer 5 years ago at 40 years old. He has had surgery and is now cancer free. She stated as a celebration she created a team of 50 people and participated in the Ann Arbor LUNGeivity 5k. She further stated her husband really enjoyed it, but stated it would have been better if we could have this in South Lyon. Ms. Elkins stated she and her husband are hosting this event this year and would like to have it here in the City. Chief Collins stated there will not be any road closures.

CM 2-13-16 MOTION TO APPROVE THE LUNGEVITY FOUNDATION 5K WALK/RUN

Motion by Kramer, supported by Rzyzi
 Motion to approve the use of the Rail Trail and the pavilion at McHattie Park for the LUNGeivity
 Foundation 5k walk/run from 7:00 a.m. to 1:00 p.m. on Saturday April 16, 2016

VOTE: MOTION CARRIED UNANIMOUSLY

- 4) Approve expenditure for Pump Throttle repair on Ladder 1

Chief Kennedy stated a computer from 2001 for the throttle control for the ladder truck crashed. He further stated according to the manufacturer it is no longer supported. He further stated we purchased a new one for \$6,257.80. Chief Kennedy stated the ladder truck is back and this truck should be in excellent shape for another five to seven years.

CM 2-14-16 MOTION TO APPROVE REPAIRS TO LADDER 1 FOR \$6,257.80

Motion by Kramer, supported by Wedell
 Motion to approve the repairs to Ladder 1 for \$6,257.80 as performed by R&R Fire Truck Repair

VOTE: MOTION CARRIED UNANIMOUSLY

- 5) Consider approval for creation of new salaried non-exempt position of Economic
 Development/Downtown Development Director

City Manager Ladner stated she brought this to Council during the Budget process last year, but it was not approved. She further stated we have hired Kelly McIntyre for Community Development part time, and her main priority is working along with the Planning Commission and helping the City become a one stop ready shop which means she is the one point of contact with the City to assist builders, business, architects, homeowners for all the processes through the City to be completed within 30 days for anything that doesn't need to go through the ZBA or Planning Commission. City Manager Ladner stated this position will manage the economic management activities for the City of South Lyon, and this person will be able to implement any programs available to assist with the downtown and be the one person point of contact. She further stated she has created a job description and salary range by using a phone and email survey. This is not an entry level position. Councilmember Wedell asked how this position will be paid for. City Manager Ladner stated it will be paid with General Fund monies initially. Councilmember Rzyzi stated he is happy we are moving forward with hiring this position. Councilmember Kivell stated he likes the matrix that was used for the salary. He further stated he is much more interested in hiring someone that has a proven track record and that is more important than a degree and that should be looked at as well. He further stated a good education is a great tool, but having someone that already has experience in getting things done is more important at this time. Councilmember Kurtzweil stated she is also in favor of this position. She stated she agrees this is not an entry level position; she also wants to hire someone with a winning track record.

CM 2-15-16 MOTION TO APPROVE CREATION OF ECONOMIC DEVELOPMENT DIRECTOR

Motion by Kivell, supported by Kramer

Motion to approve the creation of the non-union salaried position of Economic Development/DDA Director

VOTE: MOTION CARRIED UNANIMOUSLY

- 6) Consider approval of increase in longevity pay rates for non-union employees

City Manager Ladner stated our non-union employees are currently not on the same longevity pay rate as union employees. She further stated she feels it is important for everyone to be on the same longevity pay scale.

CM 2-16-16 MOTION TO APPROVE INCREASE IN LONGEVITY FOR NON-UNIONIZED EMPLOYEES

Motion by Kramer, supported by Kurtzweil

Motion to approve increase in longevity pay for non-unionized employees to: \$700 for employees with 5 years' service, \$1,000 for employees with 10 years of service, and \$1,300 for employees with 15 years of service and \$1,600 for employees with 20 years of service.

VOTE: MOTION CARRIED UNANIMOUSLY

- 7) Set City Council meeting dates for 2016

City Manager Ladner stated this is a formality to ensure all of our meeting dates are posted.

CM 2-17-16 MOTION TO APPROVE SCHEDULED MEETING DATES

Motion by Wedell, supported by Kramer

Motion to approve the dates for regular Council Meetings on the 2nd and 4th Mondays of each month with the exception of December 26th which will be rescheduled for December 27th

VOTE: MOTION CARRIED UNANIMOUSLY

IV. Discussion on Blight ordinance and unsafe structures

Discussion was held regarding this item being removed as a standing agenda item on future agendas, and only being added as necessary.

V. Discussion – Downtown

Councilmember Kurtzweil stated she met with Representative Kathy Crawford. She further stated the legislature is hinting about sun setting DDA's. Councilmember Kurtzweil stated Representative Crawford stated she will be an advocate for this.

Abe Ayub stated if we make the DDA bigger we will have more tax dollars to work with. He further stated the DDA is in the red until the Wells Street Parking Lot is paid for. Mr. Ayoub stated he would also like to remind Council that the downtown needs to be updated, but it is not horrible. Sometimes some comments made by Council come across as negative and we need to be careful with that. Mayor Galeas stated he agrees, we need to be more positive and spotlight the positive things happening downtown and we need to move forward. Councilmember Kivell stated he is leaning towards growing the footprint of the DDA is a good idea. He further stated hiring a DDA Director is a risk, but it is an investment in the City and he believes it will pay off in the end, and we are in a good position right now.

VI. Manager's Report

City Manager Ladner stated she received a thank you letter from a teacher thanking Bob Martin for the tour he gave the students at the wastewater treatment plant.

Department Head Martin stated after they fixed the sink hole problem by Waters Edge and we introduced water flow, we found the water wasn't going anywhere. He further stated they found a break in the line. He stated on Saturday they did an emergency repair and it took approximately 8 hours. This line is the only line that carries sewage across the tracks to the wastewater treatment plant. He further stated we are in good shape right now. Councilmember Wedell asked if we will have another emergency any time soon. Department Head Martin stated that line has been in for a long time, sometime in the near future; we may need to look into another bore we can put in place for future use.

City Manager Ladner stated the strategic planning session is on the 19th of March, and she will let everyone know the location as soon as the contract is signed. City Manager Ladner stated we will need to schedule budget work sessions in March or April, because it needs to be approved by the second meeting in May. The consensus of Council is to schedule the Budget workshop meetings for April 9th and April 23rd.

VII. Council Comments

Councilmember Kurtzweil stated she wanted to let everyone know she has spoken with Lannie Young from Lyon Township and they have recently passed an ordinance regarding vape shops. She stated she wants to commend them for working on this so quickly. She further stated she would like the City to do the same as well. Councilmember Kurtzweil stated the vaping lounges tend to open, and it seems that recreational Marijuana is next. She has received approximately 12 emails from concerned residents/parents.

Councilmember Kramer stated he is also thankful Lyon Township dealt with this issue so quickly and we should have something in place as well. He further stated there was a meeting tonight with the Parks and Recreation regarding the development of Volunteer Park, and he hopes they continue to move forward with the athletic teams and we can gain additional ball fields in the park.

Councilmember Wedell stated he is looking forward to reading Chief Collins year-end report.

Councilmember Rzyzi stated vaping is a very serious issue and he is happy Lyon Township dealt with this so quickly. He further stated the City should have something in place as well as soon as possible. He further stated he wanted to thank everyone that serves on our Boards and Commissions. Councilmember Rzyzi further stated the new owners of the Lyon Theatre are now having classic movies on Monday nights. He further stated he is very impressed with the new owners.

Councilmember Kivell stated he agrees that the theatre having classic movie nights is a good idea. He further stated he was hoping to have a discussion regarding the Code of Ethics of City Council.

VIII. Adjournment

Mayor Galeas adjourned the Council meeting at 10:00 p.m.

Respectfully submitted,

Mayor John Galeas

Lisa Deaton Clerk/Treasurer