

CITY OF SOUTH LYON
REGULAR CITY COUNCIL MEETING
September 26, 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
ALSO PRESENT: Council Members: Dedakis, Kivell, Kramer, Kurtzweil, Rzyzi and Wedell
Chief Collins, City Attorney Wilhelm, Chief Kennedy, Department Head
Martin and Clerk/Treasurer Deaton
ABSENT: City Manager Ladner
Mayor Galeas stated City Manager Ladner is away at a Conference

MINUTES

Councilmember Dedakis stated she would like her remark added to the minutes that she made during the conversation regarding the non-sufficient fund fee. Councilmember Kurtzweil asked if the minutes have been amended since they were presented to Council. Clerk Deaton stated they have not.

CM 9-1-16 MOTION TO APPROVE MINUTES AS AMENDED

Motion by Kivell, supported by Dedakis
Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS- None

Councilmember Kurtzweil stated she has a few questions regarding the invoices from our City Attorney. She asked Attorney Wilhelm about the Charleston Park consent judgement. Attorney Wilhelm stated that was brought to his attention because there was a deck request which led to questions regarding what the building department was using for lot coverage. Councilmember Kurtzweil asked about the meeting for Quail Run. Attorney Wilhelm stated he had a meeting with them regarding what the City requires for utility dedications. Councilmember Kurtzweil asked about the question regarding the temporary C of O for the Salvation Army store. Attorney Wilhelm stated there was a question when they can take ownership of the space, and what needs to be completed before they may do so. He stated they have begun working on the parking lot, and some of the painting on the back of the building. They are wanting to be in before the Holiday Season.

AGENDACM 9-2-16 MOTION TO APPROVE AGENDA

Motion by Kivell, supported by Kramer

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Erica Wilson of the Parks and Recreation Commission asked if a moratorium could be placed on naming City assets until the Parks and Recreation can present a policy for approval.

Carl Richards of 390 Lenox stated he would like to thank all Councilmembers for all their hard work and help with Pumpkinfest, and a special thanks to Joe Rzyzi for letting the smaller kids dunk him while in the dunk tank, they really enjoyed that. He further stated it was amazing to see the giant pumpkins. Mr. Richards stated he has spoken with the Manager of South Lyon Woods and they have brought in 32 new trailers, 46 total since last year, 30,130 square feet of 1 ½ cap over asphalt this past year on roadways, and their fiscal year ends the end of October. He further stated they are installing new playground equipment for the children. Mr. Richards stated Heinanen Engineering have remodeled their building and it is beautiful. Their open house was great. He stated they sell Trane heating and cooling equipment and do service on Generac brand generators. He further stated he wanted to remind everyone that it is 663 days and counting down to the 150 year anniversary of the City and a citywide effort would be necessary.

OLD BUSINESS- None

NEW BUSINESS

1. Presentation by the Cultural Arts Commission- Three Year Plan- Josie Kearns

Josie Kearns stated Pumpkinfest was great and they were able to raise \$750.00 She further stated she would like to thank Bob Martin and his crew for coming to her house when they had an issue, and had it handled quickly. Ms. Kearns stated the Commission is still working on everything that has been discussed in the past. She stated things always change and she has a few Commission members are thinking about stepping back, but she is hoping they won't. She stated she will find out in November from the Michigan Humanities Council if they will be getting further funding. They are all set for the gallery shows. She also stated anyone can go to our website cacsouthlyon@gmail.com if they are interested in participating. There is no entry fee, and they are hoping to get some great work. She stated she attended a presentation by the Michigan Council of Art and there was a speaker that discussed how difficult it is for parents of autistic children to attend art events and relax. She stated they are beginning to begin some planning for such an event. She further stated they are always working on gaining volunteers,

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and they met a lot of people at Pumpkinfest, and they are thinking about having a party for volunteers to try to gain more. Ms. Kearns stated they are looking into small festivals to build into larger ones. She further stated she would like to do a Cultural Arts Member show in the future as well. She stated Linda Robinson has increased traffic to our website. Ms. Kearns stated they are working on the 501©3 with the Fine Arts Society as well. She further stated they are working on a lot of good things, and there is a lot of good energy. Ms. Kearns stated they always are looking for feedback from Council. She stated she wants to thank Kelly Smith, Linda Robinson, Tammi Impulitti, and Ken Michalik. She further stated she wanted to thank Donna Olson who is the chair of the literature committee and Bob Martin who has agreed to be our chair for the music committee. Councilmember Kivell asked what they are pursuing with the literature. Ms. Kearns stated they are pursuing poetry readings, but it isn't in the forefront right now, because they are working on other things. Ms. Kearns stated we are thinking about adding that to some of the other events. She further stated we are asking authors to read a short story on tape, then if someone listens to that, and they get an idea, they can come back and read their story on tape. She further stated the sound art idea was tried in Ann Arbor, and they did great, but she would like to tweak a few things. Councilmember Kivell asked about the idea regarding the revenue limitation to the gallery at City Hall, and asked if she had spoken with any of the coffee shops, or anyone similar. That seems like a perfect venue. Ms. Kearns stated they need their own space, but she knows that will take time. She further stated they are working on that. Councilmember Kivell asked if anything had been done with the mural along the path by the Michigan Seamless Tube. Ms. Kearns stated she hasn't heard back from the Artist or Michigan Seamless Tube, but she will check with them. Councilmember Rzyzi stated they have some nice momentum going and it is great they are doing things other than paintings and photography. Ms. Kearns stated art pitches a big tent and there are a lot of talented people here. He further stated the Cultural Arts Commission is doing a great job.

Councilmember Dedakis asked if they considered seeking out interns from the local colleges as volunteers because there is a huge artistic community and that would be a great option to entice students to beef up their resume. She further stated this would help with networking for the students as well. She further stated she has some connections at Wayne State University if she can help out at all. Ms. Kearns stated that is a great idea. Councilmember Dedakis stated their booth at the Pumpkinfest was very cool, and they did a great job with Pumpkinfest, and she thinks we could have something like the Ann Arbor Art Festival, not size wise, but in quality. She stated she appreciates the updates that Ms. Kearns is always giving us. Mayor Galeas stated he also appreciates the updates from them, it is fascinating. He further stated some of the business owners downtown want to have more art in our downtown. Ms. Kearns stated the scavenger hunt they will be having downtown will be fun, and we have that along with the photography show. Councilmember Kurtzweil stated she doesn't mind giving feedback, but the great thing about the Cultural Arts Commission is that there hasn't been a lot of Council interference. They have a lot of brilliant people and they all have a lot of experience, and it is better without any micromanaging by Council. She further stated the Cultural Arts Commission will find their place, and the work they have done is phenomenal. Mayor Galeas stated he agrees, we should let the artists be artists and create.

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2. FY 16-17 First Quarter Budget Amendment

City of South Lyon Bookkeeper Lori Mosier stated this is adding the windows for the South Lyon Area Recreation Authority, which was approved at a previous meeting. This increases the expenditure by \$18,500.00 Councilmember Kurtzweil stated if she looks at the rental properties in the budget and with the budget amendment for \$18,500, the original budget that was presented in March, it already reflects \$500.00 in the budget, and she believes we should amend it to \$19,000.00 She further stated on the administrative proposed budget this should have been added back in. Ms. Mosier stated the formula carries over so that will correct that. Councilmember Kurtzweil stated if she adds up the bolded numbers, she comes up with a number with a \$40,000.00 difference. Ms. Mosier stated it is probably a problem with the formula, but she will check into it.

CM 9-3-16 MOTION TO TABLE THE QUARTERLY BUDGET AMENDMENT UNTIL NEXT MEETING

Motion by Kramer, supported by Rzyzi

Motion to table the quarterly budget amendment until the next Council Meeting

VOTE:

MOTION CARRIED UNANIMOUSLY

3. Consider request from Glen Meadows for the City to accept dedication of water and sanitary sewer utility improvements and utility easements for Glen Meadows Development

Attorney Wilhelm stated this is the request pursuant to the City's request for the dedication of water and sanitary sewer utility improvements and easements. He further stated they have satisfied all of the City requirements and the punch lists have been completed. This is slightly different because this will be a warranty deed and we have done the title search, and the bill of sale will include the utility pipes, road, pavement and curbs, everything is in order.

Councilmember Rzyzi stated this is a good situation for everyone. Department Head Martin stated this subdivision was always meant to be a public subdivision unlike some of the private developments, but they still had to meet all of the City's requirements. Councilmember Kurtzweil stated this is a beautiful subdivision, and at one end it connects with Norchester and the other end connects with Eagle Heights, and if this isn't approved, the snow plows will have to stop plowing the two roads in Glen Meadows. Department Head Martin stated that is correct. Councilmember Kurtzweil stated it was done that way in the old South Lyon, but this is the new South Lyon and we will correct this tonight. Councilmember Kivell stated that was a mischaracterization of how the City use to do this, because this was always known and meant to be dedicated to the City, they just needed to meet all the requirements. Councilmember Rzyzi stated for a point of clarification, could this have been negotiated upfront. Department Head Martin stated this subdivision was like trotters Point and Carriage Trace, it was always meant to be public, we just had to wait until the requirements were completed. Councilmember Kivell

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stated these were paved streets and we don't want to take the burden and responsibility of streets that may already be damaged.

CM 9-4-16 MOTION TO ACCEPT THE WARRANTY DEED AND BILL OF SALE FROM GLEN MEADOWS CONDOMINIUM ASSOCIATION

Motion by Kramer, supported by Rzyzi

Motion to accept the warranty deed and bill of sale from Glen Meadows Condominium Association for the dedication of the real property, roads, water, sanitary sewer, storm sewer and other public improvements described therein all of which are located in the Glen Meadows Condominium, all in accordance with and subject to the City's policy for dedication of utilities from private developments

VOTE: MOTION CARRIED UNANIMOUSLY

4. Consider first reading of an ordinance to amend the City of South Lyon Code of Ordinances, Chapter 22 Business, by amending Article 1 – General, to Article Business Registration and adding sections 22-1 through 22-5

Attorney Wilhelm stated this is the first reading to require businesses to register, and it is very straight forward. The fee provision is set at zero, and in the future the City can decide if we want to require this to be done annually. He further stated there is an application attached as well, we can always ask for more information if Council chooses, this is meant to be very straightforward. Councilmember Kivell stated this will be an easy process for new businesses as they come into town, but how do we apply this to the existing businesses. He stated we can't expect every business in town to come into City Hall within 5 days to register. He further stated maybe we can send them the registration with a letter requesting them to fill it out and return it to City Hall. Councilmember Kramer asked why we are requesting their Driver's License Number, he doesn't think that is necessary. Attorney Wilhelm stated the form can be adjusted as necessary by the Clerk. Councilmember Kramer stated there are a few typos that need to be addressed. Councilmember Kurtzweil stated the Ordinance Chapter 22 2a states him, and it should be changed to such person. She further stated the application says Muskegon, and that should be changed. Attorney Wilhelm stated he apologizes for the typos. Councilmember Rzyzi asked why there are three sentences regarding the fee, if we are setting the fee at zero. Attorney Wilhelm stated the idea is if the City wanted to update this annually and there was an administrative cost, the City could charge a cost to cover the administrative cost if it chose to.

CM 9-5-16 MOTION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND THE CITY CODE OF ORDINANCES CHAPTER 22- BUSINESS

Motion by Kramer, supported by Kurtzweil

Motion to approve the first reading of an ordinance to amend the City of South Lyon Ordinances, Chapter 22- Business, by amending Article 1 In general, to Article 1 Business Registration and adding sections 22-1 through 22-5 with the changes discussed tonight

VOTE: MOTION CARRIED UNANIMOUSLY

5. Consider approval of City of South Lyon hosting Cool Yule

Bob Donohue stated we are requesting Cool Yule to be hosted by the City of South Lyon event and not a DDA event. The festivities go outside of the DDA district, as well as the insurance is covered by the City. He further stated many cities host such events. Councilmember Kivell stated he doesn't see a downside from this. Mr. Donohue stated he may know of a grant to assist with funding for the trees. Department Head Martin stated he believes the City should purchase a really nice tree for \$300.00 but he didn't get much support from the Historical Depot, it doesn't need to be this year, but he believes some day we should designate an area and plant a City Christmas tree.

CM 9-6-16 MOTION TO APPROVE THE CITY ACTING AS EVENT HOST FOR COOL YULE

Motion by Kramer, supported by Kurtzweil

Motion to approve the City acting as event host for Cool Yule

VOTE: MOTION CARRIED UNANIMOUSLY

DISCUSSION- Downtown

Mr. Donohue the Economic Development/Downtown Development Authority Director stated the South Lyon Hotel owners have confirmed they will be removing the remaining building and rebuilding an entirely new one. He stated the meeting was attended by many of our Department Heads, as well as the owner's representatives. He further stated the idea of a Design Build concept was brought up and City Manager Ladner stated that would have to be approved by City Council. He further stated any scenario they choose, they will have to meet all City zoning requirements, plan requirements, engineering plan requirements and all review processes will have to be met. It was an important meeting and now that we know where they stand, we can move forward. Councilmember Rzyzi asked what is their time frame. Mr. Donohue stated they are hoping to take the building down in 2-3 weeks. They would like the footings in the ground before Thanksgiving, and the building and engineering plans approved. Councilmember Rzyzi asked if they have any plans for the historic bricks. Mr. Donohue stated the contractor is not interested in doing anything with them. He spoke with Councilmember Kivell regarding companies that purchase historic bricks, the contractor is against it, but he can speak with Cory about it. Mayor Galeas stated he is good friends with Cory and he has tried to stay out of the process because of the friendship. Mr. Donohue stated the contractor does not see any value in the bricks, and he plans on throwing them away. Councilmember Kivell stated there are people that want historic bricks for their buildings. Councilmember Rzyzi stated maybe the City can store the bricks. Councilmember Kivell stated he understands wanting to move forward quickly, but he doesn't understand the downside because the company which would take the historic bricks was willing to deliver a dumpster and they would pick it up when filled with the bricks.

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Mayor Galeas stated she thinks the City should have some type of memorial to remember what it was and maybe utilize some of the bricks. Councilmember Kurtzweil stated she spoke with two different builders regarding the design build concept, and it is generally used by government rebuilding government property such as roads, bridges or building damaged by storms or tornadoes. She further stated the downside is the quickness and urgency in getting the structure back up, so things tend to move on a fast track and sometimes quality control is not built into the project. She stated it is designed to get in and out fast, and she hopes we get some good architecture involved and not just four walls. Mr. Donohue stated Safebuilt has worked on a few buildings which used this design concept. Councilmember Kivell stated they are typically done by a group of people which are run from one house so everyone knows what the plan is, and it uncompliments things. He stated we should really think about if we want to sway from our normal practices. To do anything otherwise, there is always talk about the good old boy network, and to selling this short of complete and utter approval would be a version of the good old boy network in play. Councilmember Kurtzweil stated she hopes we get a good product at the end of it. Further discussion was held regarding the design build process.

Mr. Donohue stated they will be requesting a road closure event for the downtown Trick or Treating. He stated there was a lot of discussion regarding the DDA/TIFA in downtown Lansing, but we have a good advocacy and he believes we will do well next year. He further stated we are going to try Pink Tailgate Saturdays as an experiment to try to attract people before and after the football games, it will be tested Oct 22, November 2nd and 19th, and if it works out well, we will make it a bigger event next year.

Mr. Donohue stated we began the Restaurant and Retail Market Analysis which is a free service from Oakland County which will assist the City with looking for restaurant developers and resale.

Mr. Donohue stated there are two small restaurants interested in coming in, but we don't have locations available, one is a wine and bourbon bar, as well as a wine and cheese bar. He further stated he is working with two different developers on assembly of two different development sites consistent with downtown component of the new master plan. He stated he is still working with four building owners and trying to move forward with their façade work. Mayor Galeas stated he was told Mr. Bonner is not a bad guy, and he is having some health issues at the moment and his wife is ill also. Mr. Donohue stated he spoke with Mr. Bonners nephew and he left him a voicemail. Mr. Donohue stated Charlie Pullum is also interested in assisting with the building façade work downtown, and he will beat anyone's price on windows. Mr. Donohue stated we are discussing relocating some businesses so we can have more retail downtown, but he is working on relationships with the building owners.

Mr. Donohue stated he will be attending the Michigan Downtowns Conference on October 13 & 14.

Mr. Donohue stated he is working on the criteria for the City and DDA certificates to recognize businesses for their investment, major improvements, milestones and other achievements.

Mr. Donohue stated he attended Pumpkifest and it was an outstanding event, and that as a family event, there isn't one better in Oakland County and the volunteers do a great job.

Mr. Donohue stated there will be a film crew in town filming all the retail and restaurants in the downtown area for a half hour feature on the Discover the D tv show. He cannot guarantee what will end up on film, but we are very fortunate for that, if we had to pay for that, it would cost \$30,000 to \$40,000.00

Councilmember Kurtzweil asked where we are for the Commercial Rehab District. Mr. Donohue stated he has collected a lot of information, but he hasn't assembled it yet. He further stated probably about another month. Councilmember Kurtzweil stated she spoke with Heather from the State of Michigan that is very knowledgeable on this. She stated the owners of Peter's Value took down a grain mill, and they brought in plans for building something else, but they haven't. She further stated that business may be interested in that as well. She further stated that corner is very barren. Councilmember Kurtzweil stated Pullum windows was considering redoing the front of his building and brought that to the Planning Commission, and they were very happy about that. She stated it would present a more upscale façade as you cross the railroad tracks reflecting the new South Lyon. Mr. Donohue stated he will look into that. Councilmember Kurtzweil stated it seems individuals in the downtown area are beginning to feel change and they haven't felt that in many years, and people are getting excited about it. Mayor Galeas asked if we have been able to gain any information about eliminating truck turns at Lafayette and Ten Mile. Mr. Donohue stated we haven't received the information back from the TIA as of yet. Councilmember Rzyzi stated many people are looking for these types of changes and there is a demand for it and he thanks Mr. Donohue for making things nice and making changes. He further stated if there is a way we could give an award type of key to Ed Brown for all of his years servicing the City of South Lyon residents. Further discussion was held regarding some type of resolution and award for Ed Brown.

MANAGER'S REPORT- None

COUNCIL COMMENTS

Councilmember Kurtzweil stated she was asked to read part of a letter from Andrea Meyer from the Chamber of Commerce. The letter stated even though the Chamber is moving out of the City of South Lyon, she and the Board wanted to remind Council that they remain dedicated to all the communities they serve. She stated the local chamber supports local networking for businesses located in Salem, Northfield, Green Oak, Lyon Township as well as the City of South Lyon. Many local City of South Lyon business owners are members of the Chamber, as well as businesses from outside of the area. The Chamber will continue to pass along new businesses

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owners looking for a new area to the City. The Chamber will also continue to hold Blues, Brews and Brats in the City of South Lyon. The Chamber will always be available to any local business owners. Councilmember Kurtzweil stated they are making a great business decision, they will be moving to a place in Lyon Township that is a much larger space. The Chamber is having local business owners interested in joining from Novi and Brighton as well. She further stated she congratulates them on this decision and is looking forward to the ribbon cutting this fall. Councilmember Kurtzweil stated she would also like to thank Kathy Swan and the Board for keeping Pumpkinfest in the City, this is where it belongs. She further stated it was an opportunity to see old friends she hasn't seen in a long time, and it was more of an opportunity to socialize in the old fashioned way, and it was like a hug fest.

Councilmember Kramer thanked the Pumpkinfest committee for keeping it in South Lyon and it was a great event and the perfect weather. It was fantastic and there were no issues, and thanks to all the volunteers, and he hopes this continues in the future. There were people everywhere in downtown South Lyon and he wishes we could have that every weekend.

Councilmember Wedell thanked Pumpkinfest and all of the volunteers for putting on an event like that is appreciated.

Mayor Galeas stated it came together very well, and he is happy it stayed in the City. He further stated everyone seemed very happy with it. The stores were busy and he didn't hear of any complaints. He further stated he was the honorary Manager for South Lyon East and it was very nice. Mayor Galeas stated he walked with the Senior Center walking club, and Sally was an inspiration walking all the way to the Coffee Shop with a walker. He further stated it is overwhelming the number of young people we have and they are the future. Mayor Galeas stated he would like to possibly move the dunk tank closer to downtown, although he was dunked 62 times.

Councilmember Rzyzi stated he wanted to update everyone on the Mandy Doty memorial, and he attended the Parks and Recreation Committee and Michael Moore gave them the final design and it was a very productive meeting. He further stated he wanted to thank Erica Wilson from the Parks and Recreation Commission. Councilmember Rzyzi thanked the landlord for the Salvation Army store for beginning to work on the parking lot. Councilmember Rzyzi stated the celebration at Brown's Root Beer was great and he wishes Ed Brown all the best.

Councilmember Rzyzi stated he has spoken with some of the residents on Dorothy Street and they are very happy with the road work that was done. Councilmember Rzyzi stated he was in the dunk tank and the Mayor dunked him many times, and it was fun and it reminded him of what the intentions of Pumpkinfest and there are so many charities that benefited such as the Girl Scouts. The thousands of dollars that are raised is a big part of Pumpkinfest. Councilmember Rzyzi stated someone had suggested that we could possibly have fireworks in McHattie Park.

Councilmember Dedakis stated Pumpkinfest is a great event and she wanted to thank everyone involved and it is a tradition and it was put together very well. Thank you to the Pumpkinfest Committee and all their work. She further stated the young talent that we have in South Lyon is amazing, she heard a young girl singing Karaoke and she was singing songs renditions from My Fair Lady and she was incredible. Pumpkinfest brings out the best in everyone and we are truly fortunate to have this event in South Lyon.

Councilmember Kivell stated there was a Planning Commission meeting last week, and there was no Agenda or Minutes posted on the website. People shouldn't have to drive to City Hall to see what the agenda is. Councilmember Kivell stated Pumpkinfest the parade was great, and the volunteers are top notch, and we caught some outstanding weather that weekend. Thanks to the Pumpkinfest Committee and volunteers.

ADJOURNMENT

CM 9-7-16 MOTION TO ADJOURN

Motion by Rzyzi, supported by Kramer

Motion to adjourn meeting at 9:37 p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

John Galeas, Mayor

Lisa Deaton Clerk/Treasurer