

CITY OF SYLVAN LAKE  
STUDY SESSION  
APRIL 6, 2005

A Study Session of City Council Meeting was held on Wednesday, April 6, 2005, at Sylvan Lake City Hall, 1820 Inverness, at 7:02 p.m. with Mayor Conkey presiding.

Present: Eriksen, Hunger, Lorenz, Conkey

Absent: Dzenko

Also Present: City Manager Martin and Clerk Clippert

**P1-007-05**

Discussion of Policing and Police Department Issues-Speeding, Patrolling Parks, Policing Dock Spaces, Etc.

Chief Jehle gave an update on what he has been working on, cleaning his office out, met with the Judges at the 48<sup>th</sup>, training officers, looking into purchasing new guns so all the officers will have the same issued gun and biking 2-3 hours days. He has received positive feedback from the residents. Speeding is an issue. His officers are writing tickets to residents; they are the source of speeding. Council agreed to support and back the Police Department on this issue.

Eriksen asked the Chief s perspective on the division with council and the police department. Eriksen believes council should be informed right away when there is an issue with the news media.

Chief Jehle informed council he will not compromise a case. He believes the less people know the better. He is very guarded in what he will share.

Lorenz clarified council would like to know when something is going to be on the news.

Martin asked council not to speak to the press unless they are asking their opinion. Martin is the spokesperson for City business and Chief Jehle will handle the police issues.

Chief Jehle is going to address some items in the City s monthly newsletter.

Conkey would like the police to patrol the parks during the summer, police the docks and check boat registrations. The Chief stated he will be on his bike and will go into the parks. Having an officer in the park is a problem because there is only one officer a shift and when they are in the parks, then they are not on the road. As far as registration checking there would have to be a legitimate reason to do. There are LEIN rules they have to follow.

Conkey informed him of residents driving their vehicles in the parks to install their docks.

Martin will go over the park ordinance with the Chief.

Council discussed ordinance enforcement with the Chief.

Lorenz questioned how many officers other communities have. The Chief wasn't sure about Keego, but stated Orchard Lake has two a shift. Martin thought Keego had three officers on the day shift. Chief Jehle will find out for sure.

The Chief would like to hire some retirees he knows who have great experience. He would do this when the situation arises to hire. He discussed the budget and the cost to run a police department. He is looking at some grants. There are some must have purchases they will need to make because of mandates.

Eriksen informed him of the tax deductible funds.

Council discussed the rumors of not writing tickets.

Chief Jehle concluded with asking council to call with questions or issues.

#### **ZP-004-05**

#### Discussion of Community Center, Master Plan Survey DDA and Process - Michelle Aniol, McKenna

Michelle Aniol, Planner for McKenna Associates, stated if Council is going to do a DDA they would want to update the Master Plan. A strong plan is needed to back the DDA. Even if staying at status quo an update is still recommended. She asked what Council's goals are.

Lorenz stated he is in favor of updating the plan, to move forward and include a survey. They need the ability to expand and improve.

Eriksen agreed with Lorenz. He likes the idea for the commercial district to have businesses on the first level with residential on top.

Anoil stated a proactive approach helps get the community behind the plan. The DDA should be included in the survey.

Council discussed the survey. An on-line survey would cost about \$2500-\$3000 above the Master Plan cost. A consultant would be hired to help with it.

Lorenz is concerned the number of seniors in the city and they wouldn't participate in a survey on-line. Hunger agreed and asked if a mix survey could be done. They have a lot of volunteers in the city that could knock on doors.

Lorenz asked how many survey responds are needed to get a pulse of the city. Anoil stated usually one-third. Lorenz is in favor of doing a hard copy survey and minimizing the cost. Anoil suggested work session workshops to participant in the survey. She suggested having a Master Plan Committee. They need to decide what direction they want to go in and what questions they want on the survey, possibly a workshop committee for this.

Anoil went over the Master Plan and DDA proposal from McKenna. She stated one public hearing would have to be held.

Council all agreed they like the DDA idea. Eriksen asked if they could back out of the DDA at any point or if they would be held to it once they started. Anoil stated they can get out of it anytime before the final approval.

Council discussed the DDA and levying 2 mills, who has the authority to do it. Anoil stated, the DDA Board has the authority to approve what they want to spend the money on without City Council approval.

Eriksen stated Commerce Township's Authority invited Sylvan Lake to come and talk and see what they have done.

Lorenz asked council to keep in mind that Commerce is much bigger and they have room for development and things have been going on for the last five years. Sylvan will be depending on the growth of the commercial properties and the little bit of property that it has. There has to be some financial spreadsheet, forecasting out what kind of money the city is hoping to capture, to decide if it is worth it or not. He believes it is a great idea. Anoil stated McKenna would do this for the City.

Eriksen is ready to adopt the resolution to move forward. He would like to do this at the meeting next week.

Lorenz questioned if a public hearing should be held first.

Martin will check with Mike McGee for timing with the resolution, holding a public hearing and levying the 2 mills.

Community Center Discussion

**CC-007-05**

Martin informed council the Planning Commission made a motion to recommended to City Council to clean up the basement and to get the center open as soon as possible, while further discussion happens. Lorenz added Planning Commission s direction was to remediate the mold, grade around the building to see if that helps with the water problem and if it doesn t to get a company to waterproof the basement and fix the drainage. There is an estimate to do this for \$10,000. Then other improvements could also take place if they wanted to go forward and fix up what is there for a cost around \$100,000. Lorenz would like Council to consider making a motion at next weeks meeting to move forward with this to remediate the mold and if necessary to waterproof the basement.

Hunger feels it would be a waste to commit a \$100,000 to that building.

Conkey clarified the recommendation was to remediate the mold so the building can be used again. Hunger doesn t want to commit \$20,000 for this. He believes the water problem has to be solved first.

Eriksen would like to see some numbers on fixing it correctly.

Lorenz reminded them they had two structural engineers look at the building and they both agreed the building could be saved. The goal is to provide a suitable meeting spot and recreational facility for the residents. He believes volunteers will help fix it up too.

Eriksen suggested making a plan to present.

Conkey expressed the only reason the Community Center was shut down was because of the black mold. The center would still be open today if there was no mold and discussions would still be taking place on what should happen with it.

Eriksen is still concerned with health and litigation risks.

Lorenz reminded him that Bibeau said the building could be opened once it was tested clear.

Hunger wouldn t have a problem with it if Risk Management and an Attorney said it was ok to open. He does have a problem with spending \$10,000 to remediate and \$10,000 to solve the water problem and then six weeks from now it springs a leak and then they spend more money to fix that.

Lorenz stated the basement is not going to be useable. They are only going to clean it up to open the building upstairs.

Eriksen believes they should be concerned with divisiveness within the city.

Lorenz reminded them this is only what Planning Commission is recommending, getting the building fix to open it again. The voters are the ones who will be voting on Plan A or Plan B .

Eriksen would like to have a public hearing in May. Martin stated it would have to go on the agenda to approve.

Discussion of Restroom Facilities in Park

**PR-011-05**

Martin would like to take everything out of the pump house, cap the well and take the building down. It is only a second back up for Detroit water. They have another one which is sufficient. If it was decided a restroom would go there, then the sewer line, water and electrical would be there already. He estimates it will cost \$10,000 to get everything gone. Removing the well and capping it is the cost. Hunger will look at getting volunteers to defer the costs. Council all agreed to tear it down.

Discussion of OCBC Special Parking Privileges

**P1-008-05**

Conkey explained some nights the Boat Club has a function where additional parking is required and they have always called City Hall in the past and asked permission. When the new Chief started he questioned it.

Martin added he has talked with the Chief regarding this. The pro is it s a good neighborly thing to do. The con is, it throws out all the no parking signs and not just for them, but for everywhere in the city. The police would be giving them permission to break the law.

Eriksen stated they can park at Ferndale Park or at the Community Center.

Conkey thinks everyone should be able to call and get special permission.

Martin thought a permit parking only situation would work, but hard to administer.

Paul Hungerman, Boat Club member, stated the dinners on Friday nights last til usually 9:00 or 10:00 pm and that is when parking is a problem. He doesn t have a problem with telling everyone they have to park legally.

Council agreed to enforce the signs and not to give special permission to anyone.

Discussion of Attorney Services

**A3-002-05**

Martin stated he was asked to find out council's feeling on the satisfaction with Bibeau and his litigation ability. He stated he is very good with ordinances, property issues and working with City Hall. He falls short on the police end, at being able to push what the police desire him to do. He makes deals a lot. Martin has spoken with other attorneys and they have said if it can be done, then it is preferred. Conkey added, Judges prefer that. Martin asked council how they felt with Bibeau; if they are receiving satisfactory answers from him.

Conkey has heard good things about him and his firm.

Eriksen heard he had some no shows in court and the city needs somebody who is proactive. Lorenz agreed it is unacceptable to not show. Conkey asked if it is a regular thing that happen. He suggested bring it up with Bibeau and discussing it.

Martin asked Council what direction they wanted him to take. He will find out what happened with not showing up for court. He let them know that Bibeau is no longer with his firm. He is on his own.

Lorenz suggested looking into a second attorney that specializes in litigation.

Eriksen would like to study this.

Rental Ordinance

**O-006-05**

Conkey stated this item shouldn't even be discussed with Council yet. It should go to the Planning Commission first.

Eriksen is in favor of that and would like to hold a public hearing also.

Council agreed to have Planning Commission look at the ordinance.

Park Fees/Garbage Cans in Park

**PR-012-05**

Hunger stated Mitch Black is holding a Community Clean up Day in the park, April 30<sup>th</sup>. He asked Martin for a list of things to do.

The park group is also asking for five permanent trash cans. They have people who will set the bases for them. They would cost about \$400 a piece. Martin added he would like to see permanent trash cans down there.

Eriksen updated that Mitch Black was elected Chairman of the Park and Recreation Committee at the last meeting. Park and Rec Meetings will be held the last Wednesday of every month. There was a presentation by a resident who works for the Oakland

County Parks and Recreation. There are a lot of freebies available. There was discussion of why the users only should pay for the park as opposed to the whole city. The thought was to assess the whole city, per house, for maintenance of the parks. Eriksen talked it over with Martin who informed him it is illegal to do.

Eriksen suggested Council start thinking about a public safety millage.

Hunger believes the city's parks are a great asset and yet there is no millage to take care of them. He would like to see discussion for this.

Eriksen reported Gail Hunger will remain chairman for the Community Center Committee, Patrick Howell for the Docks Committee and Fran Hines for the Trail Committee.

#### Street Closing for Fireworks

Eriksen and Conkey would like to see no parking on the streets again. Hunger stated Brian Jeffrey's was going to come up with a plan. Council agreed to wait and see what he comes up with.

#### Adjournment

Moved by Hunger, support Lorenz, to adjourn the Study Session Meeting.

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 10:38 p.m.

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Dennise Clippert, City Clerk