

CITY OF SYLVAN LAKE  
STUDY SESSION  
APRIL 24, 2007

A Study Session of City Council was held on Wednesday, March 24, 2007, at Sylvan Lutheran Church, 2399 Figa, West Bloomfield, at 7:35 p.m. with Mayor Pro Tem Hungerman presiding.

Present: Shepp, Conkey, Hungerman, Lorenz (8:00 p.m.), Maurina,  
Absent: None  
Also Present: City Manager Martin and Clerk Clippert

Approve meeting time to 9:00 p.m. with one, one-hour extension by vote

Moved by Maurina, seconded Shepp, to approve the meeting going to 9:00 p.m. with one, one-hour extension by vote.

Yes: All  
No: None

MOTION CARRIED

Community Center Progress

Martin reported he met with the new engineer, Jim Barry, Steve Auger, the G-H Group and the Attorney working on the contract for the G-H Group as the Construction Manager. Engineer work will be civil, such as storm water management and the parking lot. The Architect would like to get the footprint for the building. It needs to be finalized in order to get firm costing. The G-H Group will be working on security, site development and pre-development, pre-construction phase. The committee has asked the G-H Group to give cost estimates for a basement, crawl and slab.

Shepp asked if there is going to be opposition if there is no basement and what effect will this have. Martin explained the process. The Committee will get done with their recommendation. Then it will come before City Council for approval. Shepp asked if they can hold up the process. Martin doesn't believe they can. He has spoken with the bonding attorney and told him what the voters voted on is X dollars for building a Community Center.

Hungerman feels reasoning needs to be given at a public meeting where more residents are in attendance. Maurina replied, that most the questions have been answered. It has been at the Committee Meeting where there aren't many in attendance.

Conkey added, it is not just the cost of putting in a basement, but the amount of dirt that would be needed to raise the building. It would reek havoc on roads with all the trucks hauling dirt in and the bridge would have to be replaced.

Maurina stated the question with a basement starts with cost, and does the city want to take any kind of chance with mold again, and lastly it would have to be an unfinished basement. Cost would not allow for it to be finished. When you look at building a walkout you have to have ramps, railings, dirt, ADA compliance add additional cost to the project. They are looking at \$180,000-\$200,000 for a basement.

Fire suppression is going to have to be installed with or without basement. It is a public building and even with that size you can't get away without it.

Hungerman asked what kind of view there is with the basement. He feels it makes no sense. Maurina stated she feels more comfortable with the pavilion the more she talks with residents.

Maurina stated they need to be fiscally responsible for maintenance of the building. Council needs to come up with ways for the City Manager to maintained it. She suggested 4-5 people to decide ways to rent and how it should be used.

Lorenz entered the meeting, 8:00 p.m.

If they file to stop construction, then the City will file a frivolous lawsuit against them with costs for legal fees to be recouped.

Lorenz would like a vote of confidence from City Council, stating they agree with the direction of the committee on the basement, crawl or slab, at the next regular meeting. He would like to explain at that meeting the grade issue.

Martin feels they should have estimates for all three foundation options before the next Council meeting.

Maurina suggested putting an insert in the next newsletter explaining it all.

Martin mentioned on the agenda next month will be a resolution for the bond issue.

Martin discussed funding professional services. He will come up with some of the cost involved in the bond issue, the architectural services and come up with an actual dollar amount that is left for construction. Martin will bring this information to City Council. The initial Architect fees, the development for the Community Center drawings, legal fees will come out of project. Nothing says City Council can't approve money from the General Fund for this project. Lorenz added the bond is for constructing the building. The Civil Engineering work won't come out of the bond. Maurina asked when Martin is working on the total available for construction to include the funds raised by the Home & Garden Club.

Martin stated there also has been a push, from another group, to have the Architect and the G-H Group to do cost estimates for other plans. Martin would like council to solidify they work for the established Committee and City Council only.

### Boat Dock Ordinance 78

Martin reported the case goes to court Wednesday afternoon. In discovery it was found in the actual language of the ordinance that cost can be charged for administration and enforcement of the ordinance, not maintenance or improvements. This doesn't mean they can't have other fees, but the need to change the ordinance to include cost for maintenance, operation, improvement of parks. Martin feels the city is covered with cost for the fee charge. Shepp didn't see any problem with correcting this. Lorenz wants to make sure everything is included in the language such as enforcement, maintenance and operation.

Clippert asked that the dock fee resolution be changed to clarify the fee as \$365, which includes park tags, ramp key, park fee and weed control contribution.

Maurina inquired about the legal fees for the three tax tribunal cases. Martin stated the legal fees are small. It was the appraisals which were the cost.

Martin gave an update on the Citgo case. Martin met Carol Rosati, the Attorney, the Planner, and John Booth from Hubble, Roth, and Clark. He shared Citgo still hasn't quite got it all done. They are going to need above ground retention areas for storm water. They have to have two areas. All the above ground tanks will have to be removed immediately. Landscaping will all be on their property now instead of the trail.

### Administration and Use of Community Center Rentals

Lorenz shared, rules for renting and who gets to rent the building needs to be discussed. He suggested establishing an ad hoc committee for the administration and rental of the Community Center. He suggested putting together some names that each council member feels would be good. Maurina feels it should be announced in the newsletter also. Council can talk with the candidates and make appointments after that.

### Meeting Protocol and Order

Lorenz clarified how the Council meetings should be run. A motion should be presented, which is seconded. This should be made before any discussion on a topic takes place.

Discussion should stay within City Council. Motions should be made in the affirmative. Maurina asked about public comment and the requests for them to speak on each topic. Council discussed this and decided the Mayor would announce at public comment the Action Items on the agenda that would probably be voted on tonight. If there are questions or comments they should be brought out at that time. Once Public Comments are done, they should not accept anymore comments during Action Items. This time is for City Council to discuss the item.

Adjournment

Moved by Hungerman, support Shepp, to adjourn the Study Session Meeting.

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 9:15 p.m.

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Dennise Clippert, City Clerk