

CITY OF SYLVAN LAKE
STUDY SESSION
APRIL 26, 2006

A Study Session of City Council was held on Wednesday, April 26, 2006, at Sylvan Lutheran Church, 2399 Figa, West Bloomfield, at 7:07 p.m. with Mayor Lorenz presiding.

Present: Lorenz, Conkey, Eriksen, Hunger, Hungerman
Absent: None
Also Present: City Manager Martin and Clerk Clippert

Approve Meeting Limit of 2 hours with one-hour extension by vote

Moved Eriksen, seconded Hunger, approve the meeting limit of 2 hours with a one hour extension by vote.

Yes: All
No: None

MOTION CARRIED

Meeting Open to the Public for Brief Comment

There were no public comments. Mayor Lorenz closed this portion of the meeting.

Keycard System for Parks and Recreation

PR-005-06

Patty Harrop explained she has gotten four quotes. She would like to narrow down what Council is interested in looking at so she can get more detailed quotes. The system can be used for the bathroom, park tags, boat ramp, sports tags and the recreation storage lot.

Hunger stated they need to look at efficiency, in terms of re-keying every year, and if it would save in man power. He is interested in seeing what the payback would be.

Harrop conveyed City Hall spent \$1500 for keys, tags, and boat stickers.

Martin stated they will need to look at maintenance for the system and if the system would work for the chain lock at the boat ramp. Harrop replied, one company can do it. It would I.D. and record the time of who used it.

Hunger likes that they will be able to monitor who is dropping in boats and how many times they are using it.

Harrop stated the restroom is almost complete and Council will need to decide what times they are going to want it open.

Eriksen believes the card system is a good idea for another fundraiser. He likes the wireless concept. Harrop stated one company can provide this. She asked Council to narrow down exactly what they wanted. She currently has quotes ranging from 6,000 - \$26,000.

Hungerman believes it is a worth investigating. He understands it is a lot of money up front. The Boat Club received a payoff after 3-4 years with not having to reissue cards every year. He is not sure about the wireless concept.

Lorenz stated he would be interested in looking at quotes for the bathroom and boat ramp to start with.

Hunger agreed and would also like it used for beach tags.

Eriksen asked if the system would help when the chain is down at the boat ramp. Martin explained it is very expensive to have the gate that would go up and down. Harrop added the system can work with the lock and chain and you can know who left it unlocked.

Hungerman asked what hours the restroom is going to be open and if it could be put in the newsletter.

Lorenz suggested having it open the same times as the gates since no cards will be used yet.

Conkey would like to see it open from 9 am - 11 pm.

Eriksen asked if the card system could be charged to the community promotion fund. He asked if a public hearing has to be held each year for this millage. Martin didn't believe it was needed, but would double check on it.

Martin would like to see them start with using the system for park tags as an I.D. , the ramp and bathrooms.

Lorenz agreed and stated using it for everything, would be the best ideal thing.

Laith Yaldoo went through each item on the list Martin provided to get an understanding of each item. He agreed to everything on the list. Number (3) they would like to leave three tanks and eliminate the rest immediately, today and allow those three tanks to remain until 8/31/10. More parking will be provided in that area. Number (8) Martin informed Yaldoo he will need something in writing. Number (11) traffic study, Yaldoo asked if he would still be required to get the traffic study if they change the tanks. Council all agreed they wanted the traffic study no matter what. Number (12) They would like five pumps if the traffic study justifies it. Number (17) Yaldoo asked for a breakdown of fees. Martin will provide this to him.

Eriksen is concerned with potential problems with having the building and three tanks and parking behind the tanks. Hunger agreed it could be a safety criteria.

Conkey thought there was suppose to be screening around the tanks. Martin stated it is a requirement.

Lorenz thought that he could support the date change with eliminating the other tanks.

Conkey and Hungerman are also ok with it.

Eriksen would like to stick with what they required in number (3).

Hunger feels they are on the same page for getting rid of tanks. He wanted to know what the value is to having the three tanks to 2010. Yaldoo stated the tanks can be used for the wholesale business, keeping these three tanks in particular, allows them to store multiple products.

Eriksen addressed Yaldoo s application to the State to put tanks in the ground. With the application was an approved site plan. He wanted to know what site plans they submitted when nothing has been approved. Laith stated he was no involved in getting the permit. The contractor did it. He would have to check with the contractor. Eriksen told him it didn t look good. The State relied on that site plan.

The Yaldoo s will work on getting new site plans together, including all of these items required, to bring to council for special use approval.

Michelle Anoil, Planner from McKenna, congratulated council on being consistent. She stated this should help the Yaldoo s. She informed Council if no plans are submitted they can either deny it or table it, but a recommendation, a decision, will need to be made after they submit plans. She doesn t believe the traffic study is so cost prohibited that they can t develop the property. She stated the traffic study will not address parking needs. She explained the site is constrained by capacity use and the intensity of the increased operation.

Council is not asking for anything out of the norm. It is an orderly development within what the ordinance requires.

Hunger wants to work with them, but feels they need to do their homework, do what they promised.

Lorenz would like Martin to let the Yaladoo s know they will need the traffic study before council can approve the special use.

Martin gave his opinion with the building location. He does not have a problem with it being set back close to the property line. He suggested moving it a couple of feet off the back line so they can have access to the back of the building for maintenance. There is a 50' trail buffer there and that way if they want them to decrease the building size they can take off from the front of the building instead of the back.

Community Center

CC-007-06

Russell Meskin stated he has reviewed the two proposals from Cassar and Gallos. The two quotes were both in the range of \$80,000 to get back into the building. They both felt the cost would be about the same to restore or build new. Restoring would cost piece by piece. They discussed an approximate cost to renovate or build new construction. It cost per square foot. They estimated with a 3000 square foot building it would cost anywhere from \$330,000 - \$540,000. They need architectural plans to begin to quote. Council needs to set the direction they want to go in and decide how much it is going to be used.

Gallos added he personally feels they should knock it down. The foundation is not good.

Lorenz stated now that they know the air quality is fine, it is time to decide what adds value to the city. He asked Meskin to include in his report the air study from Zilka. He clarified Council just wants a comparison from Meskin not a recommendation.

Eriksen thanked all three volunteers for their time and efforts.

Lorenz would like to discuss what has been suggested to them and start working on putting together a referendum of cost for just getting in, rehabilitate, and new.

Hunger believes it is time for Council to make a decision and not take it to the residents again.

Lorenz stated after reading this study he has no desire to save the building.

Conkey feels it comes down to cost. A decision should be based on our shrinking budget and millage and what the residents want to spend. He suggested having an open pavilion, with one meeting room, and restrooms to share with outdoors, and getting donations for materials from Home Depot and Lowes. He feels an inexpensive building can be built this way.

Hunger agreed with a new modest building and likes the pavilion suggestion.

Hungerman doesn't have a problem with asking the residents for a referendum. He doesn't believe it is a decision for just the five of them to make.

Lorenz would like a referendum with a common voice. A budget question to get funding with a ceiling for spending and an ongoing plan for maintenance.

Eriksen feels they should tear down the building now using funds from the two capital project funds.

Conkey isn't for that. They would have a lot of residents upset with that.

Lorenz suggested only having two questions, just to get in for \$80,000 or new.

Eriksen recalled Pat Riney, Deputy Fire Marshall, saying they would need fire suppression if they take down a wall. Gallos replied, that may be correct. He would have to see how much square footage it would affect. If that is true then the cost to get in would be around \$100,000.

Hunger is concerned with keeping unity within the City. He is sensitive to the split caused before.

Lorenz feels they need to present both opinions, otherwise residents will complain they didn't get a voice. It is Council's job to communicate why they feel new is needed. They all need to be behind it and talk as one. He stated he can't support any ballot issue without two choices.

Martin clarified, generally you don't give voters choices, but if council wants to go this way then they should make it a question that will cover it all to get it done. He did warn them both opinions could be voted down.

Lorenz asked Council to think about it and they can discuss again at the next meeting.

Moved by Eriksen, seconded Hunger to extend the meeting to 9:30 p.m.

Yes: All

No: None

MOTION CARRIED

2006-07 Budget

B-004-06

Eriksen stated two employees didn't get raises last year and he suggested giving them three percent. Martin added he has allowed for a three percent increase in this proposal budget for all employees.

Martin asked Council if they have decided where they wanted to spend the \$51,000. Eriksen would like it to go into fundbalance. Martin explained they need to adopt a balanced budget. They shouldn't have any excess. Eriksen suggested a contingency fund.

Lorenz stated they have increase revenue from new houses and the increase in dock fees and suggested they invest this money for projects and debt retirement.

Eriksen warned they need to be careful how they spend their money and where it is coming from. They have been using money from the project funds and soon that money won't be there.

Conkey suggested seawalls. They are becoming a liability.

Conkey suggested taking a mortgage out to fund the Community Center. Then there would be no controversy. Eriksen and Hunger liked that idea.

Martin told him he would suggest fixing the tennis courts. Either they need to fix them or close them. They are almost dangerous. Council discussed how many residents use them and how long the court will last. He estimated it will cost around \$25,000.

Martin informed council he will put the \$51,000 in the budget and let council know where this is. This doesn't mean they have to spend it, but they have to have a balanced budget.

Hunger stated he has been approached by a group of young adults who would like to start raising funds for a basketball court. He asked if they would be interested in this. Council all agreed they should go forward with it.

Lorenz had a resident approach him stating he would like to buy some park property as a way to fund the Community Center. He understands that would have to go to a vote of the residents. Lorenz doesn't believe it would pass.

Lakeview Seawall and Consent Judgment

Hungerman questioned who is responsible and what is maintenance of the seawall defined as. Martin informed him there is no definite answer. Bibeau will be at the next meeting to discuss this.

City Manager Comments

PR-006-06

Martin recalled the discussion on having a minimum age for being in the parks. He suggest 12 year olds or with somebody who is 16 years of age. Council felt this was appropriate. Martin will amend the policy and bring it to City Council for their approval.

Martin stated Marlene Toby asked him if it would be ok for the Home and Garden Tour to do a Blues at the Beach concert. They will bring a stage and raise funds for the Community Center. They are very willing to work out the logistics. It will probably be in September. Hunger stated he would help with sound and lighting. Council all thought this was a good idea.

Martin announced his oldest son, Dan, graduated from Alma College this past weekend with a degree in Physics and Math. Also this weekend Dan is getting married. Council congratulated him.

Adjournment

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

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 9:44 p.m.

Dennise Clippert, City Clerk