

CITY OF SYLVAN LAKE
STUDY SESSION
FEBRUARY 28, 2006

A Study Session of City Council was held on Tuesday, February 28, 2006, at Sylvan Lutheran Church, 2399 Figa, West Bloomfield, at 7:03 p.m. with Mayor Lorenz presiding.

Present: Eriksen, Hunger, Hungerman, Lorenz

Absent: Conkey

Also Present: City Manager Martin and Clerk Clippert

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

Moved Eriksen, seconded Hungerman, 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.

Discussion of Citgo Property

ZP-003-06

Martin stated he asked Michelle Anoil from McKenna to attend this meeting but she didn't show up. He explained he knows this isn't the normal process, but Yaldoo is apprehensive to present a complete site plan after the other meetings. He would like to make sure this lay out is something City Council is interested in before he goes any further. Martin has spoken with Anoil on this. The gas station is already here, it is an allowable use, a special permitted use. Currently Yaldoo is in the process of putting in underground storage tanks. This tells them he is very serious about staying there and now is Council's chance to make it as good as they can.

Eriksen is confused with the permit for the underground tanks and having to get a permit with only the MDEQ. Martin explained, according to Mr. Yaldoo the DEQ is telling them they have to do this. They will have to get a permit with the city to restore the concrete or anything else, but not for putting in the underground tanks. They discussed what construction and demolition permits are. Martin stated, Yaldoo can't touch the pumps without a site plan review. Eriksen questioned what the underground tanks are used for, as opposed to the above ground tanks. He feels he should have to removal equal amount of tanks as he is putting in.

Martin clarified the reason this plan is being presented is only to see if this proposal is close to what Council is interested in, then they will go forward. If it is not then they don't need to discuss it any further. Yaldoo has lowered the building size and agreed to four pumps.

Lorenz is still concerned with the high intensity use they have discussed.

Eriksen would like to hear from Bibeau on this regarding the MDEQ dictating what is going in our city.

Lorenz added this plan still would require a 15 foot variance and they have discussed it with Yaldoo, he could get rid of creating his own practical difficulty by getting rid of the tank farm. He feels Yaldoo has no practical difficulty.

Hunger would like to make the site as nice as it could possibly be, but he is not satisfied that they have not provided a traffic study and the agreement for the removal of the tank farm. He feels questions just keep coming up.

Lorenz agreed he would like to see a contract showing the tank farm clearly ending. Martin also agreed they need a legal document for removing the tank farm at the end of the three years.

Lorenz stated they need to follow protocol. Going through the steps of special use, site plan approval, etc. Not this one-sheet drawing. Hunger added, they also need to provide what is in the tanks going in and the tanks going out.

Eriksen would like to see a 2500 square foot building, removal of the tank farm and three pumps.

Hungerman agreed they need assurance that they are getting rid of the tank farm before going any further. He likes the design better for the access getting in and out.

Lorenz suggested they build a smaller building until the tank farm is removed and then add onto the building once it is removed.

Hungerman discussed rumors he has heard about a lawsuit against the city. He doesn't believe they have anything to go on.

Community Center

CC-003-06

Lorenz updated he had a meeting with Jim Cassar, Russ Meskin and Rob Galacz. They are going to work on costs for three plans, renovation, totally new and just getting the building open. Renovating includes ADA compliance, new wiring, plumbing, etc. After they get the results Council will have to decide which avenue they want to go. Also if it is worth spending the money to just get in, if that figure is \$40,000 or whatever, if it is worth it for just letting the committee groups using it. Martin will look into if public meetings would be able to be there after the building has been closed without making it ADA compliant. Elections would not be able to.

City Finances/Millage and Ad-Hoc Committee

F-002-06

Martin will be meeting with Schimmel on Friday, March 3rd. There have only been around five volunteers showing interest for the committee. Eriksen added, between City Council and Planning Commission they should get at least 10 more volunteers.

Martin stated once Schimmel completes his findings, he will explain them to the committee.

Council briefly discussed the comparison with other communities. Martin stated sometimes it is hard to compare when they do things differently.

Eriksen questioned the audit report and found it very hard to understand. Martin explained he and Clippert are having a hard time with it also and they also have questions they would like answered. Council requested Janz & Knight to attend a meeting to explain it to them. They will make a list of questions and provide them to Martin ahead of time.

Martin informed Council with the Headlee adjustments the city should get around \$30,000 more this next year. He is still waiting for personal property adjustments. It is looking hopeful for State Shared Revenue. It is not going down as much as he thought.

Advertising in the Electronic Newsletter

C5-002-06

Martin stated 220 people have signed up for the electronic newsletter. He discussed with Council how they felt about advertising in the electronic newsletter and if they decide to go this way where the money would go. He feels it should offset the fund where the electronic newsletter is paid out of. They discussed exclusive advertising. Martin is concerned with what kind of advertising should be allowed and if the City would lose their tax exempt status. He feels there are a lot of pros and cons.

Lorenz feels it is a good idea for raising funds, but not such a good idea politically. Eriksen asked if it is done anywhere else in the State. Martin will do some investigating and get back to council.

Planning commission Issues

ZP-004-06

Martin announced he is putting all the old items back on the agenda and going to have Planning Commission make a recommendation whether they are for or against it and then it can be brought before City Council to make a final decision.

Moved by Eriksen, seconded Hunger, to continue the meeting for another 15 minutes.

Yes: All

No: None

MOTION CARRIED

Council Agenda Items

Martin discussed with Council how they want the agenda to look with adding Old Business to the agenda. Martin stated the agenda will look longer, but a lot of the items may just be an update.

City Manager Comments

Martin preferred to wait until full Council was present to discuss his items.

Service Fees

B1-001-06

Martin explained the city's building fees are close to what other communities have. All of the other permit fees are bad, lower than other communities. He is hoping to bring a new fee request to next week's meeting.

Martin discussed with council how building permit fees are calculated. Most do them based on square footage. He feels the city is getting more the way they are currently doing it based on value. The problem is getting the correct value. He feels most are pretty honest when applying for their permit. Council discussed cost versus value.

Road Right-of-Way Policy

Martin and Bibeau are working on the appeal process only, for next week s meeting. The other items he will bring to them soon.

Adjournment

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

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 9:07 p.m.

Dennise Clippert, City Clerk