

CITY OF SYLVAN LAKE
STUDY SESSION
07/24/2007

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

Present: Conkey, Hungerman, Lorenz, Maurina
Absent: Shepp
Also Present: City Manager Martin and Clerk Clippert

Approval of Agenda

Hungerman requested to add Discussion on Locking the Park Gates.

Moved by Hungerman, seconded Conkey, to approve the agenda as amended.

Yes: All
No: None

MOTION CARRIED

Approve meeting time to 8:30 p.m. with one, one-hour extension by vote

Moved by Maurina, seconded Hungerman, to approve the meeting to 8:30 p.m. with one, one-hour extension by vote.

Yes: All
No: None

MOTION CARRIED

Meeting Open to the Public for Brief Comment

There were no comments.

Community Center Progress **CC-013-07**

Martin provided the current Community Center layout, demo plan, and the approved site plan. Mike Grasser had submitted some plans to leave the driveway where currently is on the site. The committee decided to leave the plan as it was approved except they are moving the dumpster behind the outbuilding and removing the sidewalks along the driveway.

Martin explained the driveway entrance will be swept so it angles to the south to help direct headlights away from the house across the street. Hungerman inquired if Planning Commission was going to have to approve the changes. Martin stated they already approved the plan with moving the dumpster. They didn't specify where it would be going.

Martin explained the access during construction. The southwest area of the parking lot will be barricaded off starting in November. After November the whole park will be barricaded.

Martin discussed the inside floor plan. He noted the committee did discuss the sliding door or accordion door connecting the main room to the smaller room. He pointed out that they would still need an area to store the door and it was not cost effective at this time. They did decide to put an adequate header in so if they decide to do it at a later date they could.

Maurina stated the Cable Board would like someone to call them to discuss what is needed for AV equipment.

Maurina asked about the coat closet. Lorenz stated it was already settled that they would use the table storage area. Also portable racks can be stored there and pulled out and put in the hall during an event.

Maurina reported the Home and Garden Tour discussed ideas of mementos such as kid tiles around the fountain, stones from Whitfield, and brick pavers, but felt they would be a maintenance issue. Lorenz felt the best place for the stones would be at the Historical Society.

Martin stated he emailed the pewabic tile sizes and pictures to Auger & Associates.

Maurina expressed Eric Weigand wants some cedar shingles. Lorenz suggested announcing it in the newsletter that if residents want a memento from the Community Center they will need to request it in writing to City Hall, by August 15th.

Maurina noted the layout for the kitchen was not the current plan. Martin and Lorenz agreed and stated they already informed Auger of this and the correct plan was attached in the set of plans, but not drawn on the floor plan.

Martin discussed the elevations stating there will gas lines for both fireplaces and a stub for a potential gas grill. Conkey inquired if anything was designed for stacking/storing wood. Lorenz replied, it is, "bring your own." Martin agreed it would be nice to have something there but didn't think it would be appropriate right next to the building. Maurina added it would draw mice. They would have to build something to keep the wood off the ground. Conkey suggested next to the outbuilding by bocce ball court.

Lorenz stated there will be epoxy coated floors in the bathrooms and kitchen, carpet in main room and hallway. He would like a security camera for the hallway in the bathroom area.

Boat Dock Ordinance 78

BD-010-07

Martin has been speaking with a riparian rights Attorney, Kaveh Kashef who now works for Clark, Kill. The one thing he recommended we do right away is change the boat dock ordinance. The actual language currently states that costs can be charged for administration and enforcement of the ordinance, not maintenance or improvements. They need to change the ordinance to include cost for maintenance, operation, and improvements of parks. Martin will bring something to the meeting next month.

Martin reported this same attorney would like to help with the Lakeview issues. He has some different ideas. Council agreed to have him start with this meeting with Gaylen Curtis. Maurina asked how much has been spent on this case already. Martin estimated \$5000.

Martin stated he has spoken with Phil Sakalian regarding the concrete for the seawall. Phil put him in contact with a smaller company that could do the work. Martin met with them and showed them several areas on Lakeview and Ferndale that need to be repaired. He explained the process they used several years ago. Jeremic Construction submitted a proposal of \$10.50/foot to form, place the concrete. That did not include the cost of concrete. The City would pay for that separately. It is difficult to come up with an accurate cost for concrete because the amount of existing seawall varies. Some places you don't need really as much as what other places may need. Concrete costs about \$100 a yard.

Martin addressed the concrete cracking at the Ferndale restroom. He has called and talked with Cassar already. Cassar stated he had nothing to do with the concrete. Martin explained the concrete was donated. Martin has a call into Phil Sakalian and Patty Harrop to see if he will fix it. Also the door jams are rusting because there was no primer or caulking there. Martin will be meeting Cassar down at the restroom to discuss this. Lorenz suggested having the G-H Group doing the doors and jams. Lorenz asked if the building inspector inspected the footings. Martin didn't know.

Road Right-of-Way Policy

S-003-07

Lorenz stated he has read the ROW ordinance. Martin informed him the policy is the latest thing adopted and that the majority of the ordinance is for commercial work in the ROW.

Council debated rocks, reflectors, decorative fences and such. Conkey doesn't want anything within 8 feet of the road. Hungerman doesn't care as long as it doesn't interfere with drainage. Lorenz is for obstructions that are no more than 2-3" above grade. Maurina likes

grass only and is concerned with drainage also. Martin questioned if they are going to require removing things within a time frame instead of allowing existing items to stay. He stated it is too hard to know who is grandfathered and who is not. Martin stated he would like no rocks within eight feet of the road and give them a specific amount of time to remove. He asked Council what they want to do about corner lots. Council agreed, no exceptions. Conkey stated reflectors would be ok if they are trying to grow grass or something there.

Martin will put it together for next month's meeting. Council asked that it go in the newsletter.

Discussion on Locking the Park Gates **PR-015-07**

Martin reported there have been two emergency incidents with the locked gates so far this summer. There was one on Lakeview recently. Again emergency vehicles couldn't get to the area. Hungerman suggested closing the gates but not locking them and having signs on the gates. Council agreed with this. Signage could state something like; authorized personnel only, fine if moved. Conkey suggested \$500. He also stated the gates at Ferndale and Garland (Telegraph end) can be removed. He would still like the sign left up stating it is closed.

Martin will bring a revised policy to the next meeting.

Adjournment

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

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 8:50 p.m.

Dennise Clippert, City Clerk