

CITY OF SYLVAN LAKE
STUDY SESSION
JUNE 8, 2005

A Study Session of City Council was held on Wednesday, June 8, 2005, at Sylvan Lake City Hall, 1820 Inverness, at 6:05 p.m. with Mayor Conkey presiding.

Present: Conkey, Lorenz, Dzenko, Eriksen, Hunger

Absent: None

Also Present: City Manager Martin and Clerk Clippert

T-001-05

Community Promotion/Economic Development Tax Discussion

Martin explained, according to the act, you cannot levy more than 4 mills or more than \$50,000.00. It has to be in its own fund so that you can verify that it was spent for authorized purposes. It can be used for a number of things, i.e., newsletter, website and DDA; similar to what is budgeted in department 284 except Community Development Block Grant must remain in the General Fund.

Council discussed the millage rate for the general fund. Martin acknowledged it has never been increased. Discussion was held on how best to propose it, whether it be a public safety millage or just general operating. Lorenz suggested splitting it and giving one mill back for wa/sw bills.

Martin will work on a new budget.

Council discussed remaining money left from the two project funds after final bills are paid. Council agreed it should be used for maintenance of system and roads. Martin is working on a maintenance schedule.

CC-012-05

Community Center Update - Cleaning and Asbestos Testing

Martin reported no asbestos was found when they tested. They took 28 samples. It cost about \$1600 for the testing.

Council discussed tearing down the B room. Lorenz reminded them their goal is to get the building open again for now. They don't want it to look like they have made a decision to repair it.

Martin questioned if they would like to have a structural engineer come back and look at it now.

Lorenz stated there is water infiltration under the stoop at the entrance of the building; there is a grade issue there. Also where the pump and gas meter are on the side of the building has water coming in there. Then along the corner of the building, where the door is, the drain spout is dropping water in right there. Hunger asked if it is coming in down the wall or through the wall on the Pontiac Drive side. Lorenz believes it is a drainage issue there.

Hunger is still concerned with the no set of standards of calling it clean.

Dzenko suggested whoever does the work agrees not to be paid until it passes the test.

Martin will work on getting proposals to clean up the mold.

T-002-05

Discussion of Meeting with Oakland County Equalization

Martin reported, he and Clippert met with four people from equalization. We questioned the additions and losses and they provided documentation of what was done. There were around five homes torn down this past year and that is counted as a loss and there was not enough completed of new homes to create significant additions. There was \$300,000 in losses with the utility companies.

Conkey questioned if the fiberoptic cables along the trail have been assessed. Martin will have to look into it.

Council discussed the millage reduction factor and how it calculated.

Martin stated we really need to push our legislators to work on the affects of the Headlee Amendment. The Municipal League is.

Information from Planning Commission Meeting **ZP-007-05**

McKenna was there and they spoke on the Master Plan and how they want to proceed. They went over the DDA and the information provided from City Hall. Martin was disappointed in what they had done and he will be looking at it and discussing it with them. McKenna would like the City to get with the County to make sure that we can capture their millage. Martin will set up a meeting and let Council know. The Mayor and Mayor Pro Tem would like to attend the meeting also.

The lot coverage issue ended up allowing 35% coverage up to 8,000 square feet of lot area. Lot greater than 8,000 square feet are allowed 25% coverage up to 2800 square feet whichever is larger.

Lorenz added what John Jackson, McKenna, pointed out was, is this what you want your City to look like in 20 years.

Martin continued that they discussed having an incentive by having the accessory structure in the back was to have the lot coverage of X amount percent and give them 400 square feet of additional area for a detached garage.

Fireworks Parking

C5-006-05

Martin spoke with Mitch Black. He is proposing having the parking the same as last year. Black stated he has contacted Bryan Geoffrey and he is willing to come in and handle the shuttle service. They will start that around 8:30 p.m. The park rangers will help out with parking. It will be \$5 per car. The shuttle bus will run from Whitfield and probably LaRosa.

Eriksen suggested contacting the area businesses and asking them to allow us to collect \$5 for parking.

Adjournment

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

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 7:36 p.m.

Dennise Clippert, City Clerk