

CITY OF SYLVAN LAKE  
STUDY SESSION  
OCTOBER 25, 2005

A Study Session of City Council was held on Tuesday, October 25, 2005, at Sylvan Lake City Hall, 1820 Inverness, at 7:11 p.m. with Mayor Pro-Tem Eriksen presiding.

Present: Eriksen, Hunger, Maurina

Absent: Conkey, Lorenz

Also Present: City Manager Martin and Clerk Clippert

Project Report

a. W/S Improvements water meters, sumps pumps

Martin reported the meter program is going well. There are only the businesses left and about 50 residents. These readings will be more accurate. We re going through the first cycle and it has been much quicker and easier. There are only about ten meters that didn t work.

While they have been installing the meters they also looked at sump pumps. The city now has a record of who has sump pumps and how they are connected, non-complying pumps will have to be corrected soon.

b. St/Dr RFP and Bids for Extra Work

Martin put out an RFP for \$50,000 additional work which needed to be done, that was not a part of the project. Three companies bid. S&B Plumbing came in at the lowest. Martin asked for permission to move forward with them. All council members were in consensus to accept S&B Plumbing s bid.

c. Storm Water Management, Clinton River Main Sub Watershed

Martin stated this is becoming more crucial. This is required by the State. He has been regularly attending meetings. Educating the residents is the big thing to do. They are looking at ordinances, which communities will have to adopt; an example is one for fertilizing using no phosphorus.

d. NoHaz

Martin reported he is not sure where this program is going. It is not being used as much as the group had hoped. There are residents who use this. They are looking at bids for next year.

Eriksen question how many hours Martin has spent on committee meetings for this. He believes this is a very good idea. Martin replied, he probably spends 10 hours a month, for a couple months on this. Education is a bigger problem.

Maurina stated, consistency is needed. It should be same time, same day each month. Martin stated there are 14 communities involved. Last year they had six different times and sites. This year it went down to two. Eriksen asked if the local Fire Departments are involved. Martin stated no, it is very expensive to set up. West Bloomfield is not apart of this. They do their own collection.

### Rails to Trails

West Bloomfield now has finished their trail, which joins with Sylvan Lake. Signs will be installed soon. The next thing they will be looking at is the Orchard Lake Road overpass over Telegraph. They have preliminary design plans only.

### Garland Lift Station

They will be working on this Tuesday. There is about six days of work left to do. Everything sticking up out of the ground will eventually be relocated to the new building.

### Restrooms

The knock down went well. S&B Plumbing will be coming in the get the water main out. Cassar is working on the layout and Phil Sakalian will be removing the concrete soon.

### Community Center

#### a. Roof Evaluation

Martin has someone coming out to look at the roof to determine the shape it is in and how long it was last. They will be providing an estimate to replace it if needed.

### Use of Sylvan Lake Church

The City will be using this church for Planning Commission, City Council and Study Session meetings. There is a charge of \$35 per meeting. Martin would like to hold elections here also. It has to be looked into whether an election can be held outside the City limits.

### Electronic Newsletter

Martin is very excited about this. In this month's newsletter a flyer will be included explaining the electronic newsletter and how to sign up. He announced everyone at City Hall has new email addresses, which will be name@sylvanlake.org. There has been one setup for the newsletter to collect the names and addresses of those who want to receive this. More information will be able to be provided this way. It will look nicer and will be faster. Advertising will also be included, which will be paid for. Other people can also subscribe to it. Residents who go to Florida will find this useful.

Linda Wasche has been helping with this.

### Orchard Lake Corridor Update

This has been put on the back burner while they are working on the Master Plan. One of the questions on the survey will be Liquor by the Glass. This will affect businesses interested in coming into the city. They city needs to be able to attract quality businesses.

### Master Plan Update

- b. Survey will be going out soon. Martin explained McKenna provided the wrong size return envelopes. Maurina will need McKenna's artwork for the new envelopes and they will have to pay for it.
- c. Resolution Martin is working on a resolution giving City Council authority to halt or slow down the distribution of the Master Plan. If council finds anything that they do not like in the Master Plan, then they can stop it. Eriksen believes this is a legislative thing that needed to be cleared up and he would like this resolution on the agenda next month.

### Brownfield

Martin is getting more information from Mike McGee for the Brownfield. Laws have changed and McGee is up to date on these things.

Martin explained City Council already adopted a resolution to go forward with this. A public hearing needs to be setup with authority written up. McGee will be providing this language McGee will not charge the City for his work. He will be charging the developers as they come into the City.

Maurina questioned why the City is doing this. Eriksen replied, it spurs development in the City. Hunger added, McKenna also recommended it.

#### Disaster Plan for City

Martin announced he attended a meeting with Detroit Water & Sewer regarding disaster plans. He explained in the event of a disaster the County Emergency Management would come in and take over. What they are looking for is a list of contacts and how to make contact if service is out. The City is in the beginning stages of developing this. He still needs the County plan. Eriksen stated Chief Poppelreiter offered theirs. Riney will provide a copy of it.

#### Outsourcing Projects

- a. Payroll, W/S Billing and DPW

Martin is looking into outsourcing to see if it saves on cost and time. He has already talked to some people and they will be providing estimates.

#### Public Comment

Mayor Pro-Tem Eriksen opened the meeting to public comment.

Dan Aldrich asked who is doing the street/drainage work and when will they be finished. There are still residents having problems. Martin told him to have the residents call City Hall. He needs to know who these people are. They have done a lot of work and more restoration is still needed. Aldrich reported they broke the sidewalk on the Woodland. Mary Dawson stated she also needs work.

Aldrich stated he participated in the NoHaz twice. He asked if Sylvan Lake could join West Bloomfield. Martin stated the group has asked them before and they are not interested. Maurina suggested asking them about Sylvan Lake only joining with them. Martin will

check with West Bloomfield to see if they would allow Sylvan Lake to join with them. Dawson found it was convenient to use. Riney will find out for Martin who to talk with.

Steve Wilen stated he submitted two plans to rebuild the Community Center. He wanted to find out where they stand or if there is anything he needed to do or offer the City additional choices. Martin explained both bodies, City Council and Planning Commission, are trying to decide what to do with the building. There are questions on the Master Plan survey regarding this. They would like to wait and see what the results are with this.

Betty Delaney stated her neighbor s ditch still needs to be fixed. Martin replied, it is on the list for the new contractor.

She questioned if the City is part of West Bloomfield Township. Martin explained when we incorporated into a City we became our own entity.

Delaney would like Council to consider putting in a crossing light for the trail. She believes they are asking for trouble with installing an island. Traffic can still jump the island and hit someone. A light is safer. Martin agreed with her. He explained the problem with a light is the Road Commission is not interested because it is to close to Inverness and Warwick. He stated it might help if West Bloomfield were behind this request also. There would be a cost to the City then for the maintenance of the light. He would like it to be at Woodrow Wilson.

Aldrich stated it cost Orchard Lake \$27,000 to install their light and \$1,000 for maintenance. Delaney suggested getting the businesses to kick in. It will benefit them all.

### ROW Ordinance

Martin provided a copy with Planning Commission s changes. He stated grandfathering is still questionable. City Council asked for this to be put back on the agenda. Martin thought the date was November 1, 2004, which they talked about for grandfathering but he will look into it. Martin only knows of one asphalt parking space that went in since this. He knows of a couple gravel areas which are easy fixes.

### Rental Ordinance

Martin handed out a draft of Orchard Lake s rental ordinance. Planning Commission will be discussing this at their next meeting. Eriksen would like to know who the rental houses are.

### Year End Meeting with County Assessor

Eriksen would like to have a year-end meeting to find out the percentage of completion, new construction and losses. It will help them with goals for the future. Martin will try to set this up.

### Financial Seminar

Martin attended the Financial Officer s conference last week. The outlook is not to good. State shared revenue may disappear. They talked about what to do to fix this, things such as consolidating services. There are no good answers. He warned them to brace themselves for the next couple of years. They are going to have to come up with funding.

### Millage Proposal

Eriksen spoke with Huntington Woods. They will be faxing their findings and how they went about it. He recommends doing it that way. They need a group who will lay out a plan/structure and show the City s due diligence. Help residents realize what is happening and where we are at. Martin stated the key is getting everyone involved. Hunger agreed, they need to create a culture of understanding. They can t get it together to have it voted on in two or three months. He stated approach is everything. Maurina added it is a question of why a millage increase is needed and where the money will be spent. Explain how much it takes to run the city and where the money goes. She believes it is a long-term commitment to keep the City alive. Hunger agreed it is going to take a year. Eriksen would like to begin building their case now.

### Seven-Member Council

Eriksen stated is he having a hard time spending \$2000 to have a special election for a seven member council. He does want to do this. Orchard Lake has been very successful with it. He believes it is a level of maturity.

Dawson brought up the issue of the Community Center again. She explained, residents need to see a business case. She asked if there is an estimated due date for the roof and if they have gotten an estimate to demolish Room B. They need to show their scope of work, their methods for remediation. Eriksen explained, all this is on hold because of the survey. Dawson doesn t believe it needs to be on hold. They can still develop a business case. They have been remiss in not doing this over the last year.

Wilen asked if money was already spent on the mold removal. Eriksen stated they have spent \$4,000-\$5,000 already. Dawson added everything done so far had to be done. She doesn t believe funds have been misused so far, but they need to get everything down on paper.

Eriksen believes there is a third part to this. They may need to tear down the building and have nothing with the financial troubles they are in. Residents may refuse a millage increase.

Riney explained if they are getting costs to remodel then any structural change would require a sprinkler system installed. If they demolish Room B then this would be required.

Eriksen offered to help Dawson get the plan down on paper. Dawson countered, she will help him.

Hunger stated, they need to decide if the building is worth saving and he can't answer this. There are too many subjective feelings involved.

Maurina stated Dawson's report provided to City Council was very informative. She believes City Council members need to lead the Community. Dawson's request is very valid.

Wilens was confused. He asked if there is a plan for remediating and remodeling. Maurina explained it is happening in pieces. They got bids for remediation. They are working on the other things.

Dawson clarified, mold can be remediated. She knows there was a misunderstanding of this prior.

Hunger would like to see the survey results before doing anything else. He is not sure council should be the ones doing a remediation plan. Dawson agreed.

Maurina offer to help Eriksen out with getting a business case on paper.

Wilens suggested appointing a remediation committee to develop a proposal. Dawson stated they need people with background, knowledge and training.

Eriksen believes this is a political issue, a no win situation. They need to tear down the Community Center. This way it takes away the acrimony.

### Adjournment

Moved by Hunger, seconded Maurina, to adjourn the Study Session Meeting.

Yes: All

No: None

MOTION CARRIED

Meeting adjourned at 8:44 p.m.

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Dennise Clippert, City Clerk