

A special meeting of the Sylvan Lake City Council was held on Thursday, June 26, 2014; opening at 6:08 p.m. Mayor Zubrzycki presiding.

Present: Cassar, Dzenko, Lorenz, Meskin, Zubrzycki
Absent: None
Also Present: City Manager Martin and Clerk Dryden

Approval of Agenda

Moved by Dzenko, seconded Meskin, to approve the agenda as presented.

Yes: All
No: None

MOTION CARRIED

Public Comment

BD-009-14

Jim Smith feels the discussion on the seawall is leaving out the shoreline from Ferndale beach to the Boat Club. He feels erosion is occurring there and the shoreline has been shrinking year after year. He provided pictures and copies of his power point presentation which he emailed to City Council. Mayor Zubrzycki thanked him for this and stated it will be looked at and put on the goals list. They need to complete the area they have been discussing for the last few years before moving onto another area.

MaryAnn Smith provided pictures of the shoreline from 2000 and current which shows how the shoreline has receded. She feels it has receded 16 feet and it needs to be addressed.

Seawall Discussion-Seaside Seawalls

L1-003-14

Aron Wallace, Seaside Seawalls, shared he did the galvanized seawall across from the Community Center three years ago and feels it looks good. He is here tonight to answer council's questions. Mayor Zubrzycki asked him to comment on how he feels between Rosetta stone and galvanized steel. Wallace stated Rosetta is nice looking and is good for a shoreline, but makes it tough, where the water is two feet deep, to build correctly. You have to trench out the entire area and compact a solid concrete base and install an actual footing under the sand line. It makes it hard when the water is two feet deep in that area. He stated he has built a ready wall, it is an interlocking block, but only done on shorelines where it is a half foot deep. If the base isn't done right the rock will move. Mayor Zubrzycki asked if he has seen the engineer's report stating they need 12'sheets. Wallace replied he has heard about it, but he has not read the report. He felt it was over-kill. The soil conditions are sandy and the wall top is 4 feet tall, which calls for 8 feet sheets. You want a minimum of 4 feet in the ground. He felt the engineer's tie back requirements were over the top too at 20 feet. Zubrzycki asked what the warranty is. Wallace replied 10 years for everything. As long as there is drainage behind the wall there should not be a problem. Zubrzycki asked where it drains to. Wallace explained they

cut holes into the wall every three feet, they are dime size. They will put filter fabric behind it. Meskin asked how long he has been in business. Wallace stated 14 years installing walls and the last 12 of those years in business on his own. Meskin questioned their quote saying they are not going to pull out the old cement wall. Wallace stated that is correct. The DEQ recommends that the existing wall stays in place. He will break it up so it is below grade then they will go over it with sand and topsoil. The galvanized wall will be installed at a maximum of one foot in front of the old wall, from there they backfill with sand up to one foot from the top of the wall. Next they use pea stone. The weep holes and pea stone have to be above the water level. The only thing that affects a seawall is the pressure from one side to the other. If the water level is half way up the wall there is equal pressure on each side. What destroys a wall is no drainage. They will put the weep holes 8-9" from the top. Meskin asked what if the lake level gets below the pea stone. Wallace explained the water will find the holes in the pea stone. Below the pea stone is compacted sand and water won't flow through as freely as it would with the pea stone. Geotextile fabric mesh is used is put between the holes in the wall and the pea stone. It is also used at the bottom of the pea stone and wrapped around it. It keeps the pea stone free of dirt. He stated they buy the good fabric out of Milford not the cheap stuff from Home Depot. Meskin asked if they would provide an affidavit stating this is the best fabric. Wallace agreed they could do this.

Cassar asked what other types of walls they have installed. Wallace stated ready rock, boulder-ledge rock, but 80% of their work is galvanized steel. He has never installed Rosetta. Cassar asked if he looked at the Engineer's specs for the Rosetta. Wallace stated he didn't and he feels the water is too deep for the concrete base. Cassar asked what guarantee there is that the wall won't rust. Wallace explained the piles are pre-galvanized, the cap is hot dipped. Each area where it is welded or cut they will wire brush and spray cold galvanized compound repair paint and after they are done they spray metallic silver over that so it matches the color of the wall. That is mandatory with any cut or weld. They are not going to rust where they interlock. The only spots are the weep holes, the tie backs and where they weld the cap onto the pilings. They did this to the wall across the street. Cassar asked what engineering specs he could give them. Lorenz asked if the engineer's report was made available to them. Wallace stated it was not. He asked at what depth the peat was hit at. Meskin stated 5 feet. Cassar discussed the tie backs. Wallace stated he would use 6-9 feet. Cassar discussed the area and it being very soft and wet in the early spring and after rain. Wallace stated it is a sign of clay. Lorenz asked what type of wall Seaside would recommend for that area and not to consider money. Wallace recommended galvanized steel. Lorenz asked if they have ever done warranty work. Wallace stated on Walled Lake they had ice hit the wall and they had to tighten the tie backs. Lorenz asked if they ever had a leaning wall. Wallace stated they have not. Lorenz questioned the tie backs and how deep they go. Wallace stated they are vibrated into the ground six feet. Meskin stated the tie backs are already showing up across the street where they did the work. Wallace stated he called Bryan and told him he needed to get topsoil on it. Zubrzycki asked if there are standards or guidelines for installing a wall. Wallace stated he studies every wall he sees or works with. Dzenko would like to see a drawing for a cross section. Wallace agreed he could do that and email to Martin. Cassar asked if they could have an engineer seal or support their plan on how the wall is going in. Wallace stated they have never done that. He understands it is costly. Lorenz stated an engineer is not going to do that unless the wall is installed to the engineer's specs.

Martin asked what makes the decision where and when the weep holes or drain pipe go. Wallace stated on an area with an upland slope and there could be a lot of water running toward the wall, they will add drain pipe in there. With the weep holes it depends on the condition of the site. The area council is looking at is low/flat so he doesn't feel it is necessary to run the 4ø perforated drain pipe.

Zubrzycki asked if they use any other stone than pea stone. Wallace agreed the pea stone is porous; there is another stone called 6A washed stone. They both cost the same. He could use this. It is a more angular rock that is washed and allows filtration as well.

Pete Peters asked what is the maximum life he has seen for a galvanized wall. Wallace stated he has seen some build in the 60ø. Recently he saw one that was 28 years old and looks great. Every lake is different with different ph levels. Peters asked why they only guarantee their work for 10 years if he feels it will last longer. Wallace stated his competition only guarantees theirs for 5 years.

Jim Smith questioned if he would install the wall a foot out from the previous wall next to the beach where there is existing seawall. Wallace stated the DEQ will make you go upland of the shoreline to install any kind of wall. It is a new law they passed a couple of years ago.

Jim Endres asked what the bid amount came in at. Martin stated \$132,000 for 750ø using 12ø pilings. Lorenz asked how much money they saved by doing the 700ø versus doing \$50,000 of work each year. Wallace estimated between \$10,000-\$15,000. Martin reminded council if they are comparing Seaside bid at 750ø and Rosetta did 700ø they need to compare cost by the foot.

Zubrzycki asked where he buys his supplies from. Wallace stated Superior Pilings out of Chicago.

Lorenz asked if the dock fees that are tied to a seawall repair have any funds left. Martin stated there are not. Lorenz asked if they spend a lump sum on doing this 750ø could they guarantee those funds are dedicated to paying this back because it will take probably 10 years. Martin stated they could.

Cassar recapped Seaside's presentation. There is nothing different than the standard. It is not even a quarter of what the engineers recommended. They spent a lot of money on getting the engineers opinion.

Zubrzycki asked if there is any way to reach out to Superior Pilings to ask if the galvanized would rust at the interlocks. Also ask the engineers about the tie backs and the drain pipe where that is supposed to go. The weep holes can they be bigger? Martin will get answers for these questions. Zubrzycki also asked if 750ø really needs to be done at once. Martin stated there are areas of bad then worse then bad and again worse. The permit is for 750ø and is good for 2-3 years. Lorenz asked if they should get a quote for doing it in two sections.

Discussion of Woodland/Garland

S-009-14

Mayor Zubrzycki noted Mr. MacGillis is not present as he is the one who wanted this discussed. The Mayor asked council if they wanted to discuss it. Cassar suggested a "curve ahead" sign, but feels it really won't matter because it is just like Martin stated it is intoxicated people and they are not going to see any sign, no matter if it is a stop sign. Lorenz shared ways traffic is calmed in Europe with cars parking on both sides of the road so traffic has to go slow down the road. Martin explained MacGillis has about a 20' road right-of-way and that tree is in the road right-of-way. Zubrzycki suggested considering boulders and another tree. He asked Martin to put this on the goals list.

Jim Smith suggested putting reflectors on the tree.

Discussion of Fire Dept.

FD-004-14

Martin stated the Tri-City Fire Board meeting is July 8th here at the Community Center. He felt Mayor Zubrzycki should lead in the discussion when they discuss the letter the City sent. Council discussed strategies for going into the meeting. Lorenz stated the fair and equitable way would be to add the three communities' taxable values together and divide the total due by the total taxable values and get a millage based on this. It is a regressive tax. He gave the example of a large house in Orchard Lake doesn't pay the same as a small house in Orchard Lake, so why should the three communities pay equally.

Meskin stated at this meeting it will lock Sylvan Lake into five more years. Lorenz stated council agreed to this already. What they are doing is setting the tone for five years from now. Martin will put together some different matrix using runs, taxable values, population and area.

Meskin stated the other thing being discussed is pulling money out of the fund that has been sitting there. Keego Harbor is in favor of this. The Tri-City still owns the building. The Board is having an attorney at this meeting to discuss the agreement and these things. Meskin feels if the cities each write their check for fire services to West Bloomfield Twp. then this should cut down on the audit expense. Currently they have an expense for a bookkeeper, secretary and audit.

Discussion of TCO "No Parking" Garland Blvd Area

S-010-14

Martin explained from Pontiac Drive to Avondale there is not enough room to drive around a parked vehicle if they are parked on the road. Cars then drive on the boulevard or into residents' yards to get around the parked vehicle. There is already a traffic control order for "no parking on the boulevards." Signs are not up because the council at that time felt it wouldn't look good.

Meskin agreed there is a major problem, but felt "no parking on the street" would be a problem for resident having company.

Pete Peters asked if there is anything preventing those on Garland from putting in a parking space in the road right of way. The city takes bonds on contactors who are parking in the boulevard when working. He added people are parking in the turn-around/pass through area on Garland.

MaryAnn Smith feels this is over kill. She feels the residents along there should be asked how they feel about this.

Dzenko asked if a newsbyte could go out saying council is discussing this and include options that residents can get a permit to make a parking space in the road right-of-way and there is no parking in the boulevard. Meskin volunteered to count the number of houses with parking spaces in the road right-of-way.

Discussion of Cat Ordinance

O-004-14

Council discussed the current ordinance and Linda Wasche's letter. Martin stated if they change the dog ordinance to include cats then it would require them to be leashed and if they caught a cat they could ticket the homeowner for letting it run loose. The problem is catching them.

Dzenko and Lorenz acknowledged Wasche is volunteering and doing a good thing. Lorenz suggested an ordinance to endorse her volunteering and trapping the cats. It will help protect her.

Cassar and Lorenz are really not in favor of doing anything. Dzenko would like to trap and penalize if not licensed. Meskin also doesn't feel they should do anything.

Adjournment

Moved by Lorenz, seconded Cassar, to adjourn the study session.

Yes: All
No: None

MOTION CARRIED

The meeting was adjourned at 8:30 p.m.

Dennise Dryden, City Clerk