

A study session of the Sylvan Lake City Council was held on Tuesday, March 24, 2015; opening at 6:09 p.m. Mayor Dzenko presiding. Mayor Dzenko presided over the Pledge of Allegiance.

Present: Dzenko, Meskin, Cassar

Absent: Lorenz, Zubrzycki

Also Present: City Manager Martin, Clerk Dryden and Attorney Dovre

#### Approval of Agenda

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

Yes: All

No: None

MOTION CARRIED

#### Public Comment

There were no comments.

#### Ordinance for Construction Sites      **O-004-15**

Attorney Dovre shared the framework under the law. It is the Construction Code that governs when you can build and how long; it is a National Code. It is open ended, as long as you don't have a six month period where you stop. You only have to show a little progress. What City Council is considering is adding to the zoning ordinance time limits for construction to be completed, a bond up front and if an extension is needed there are fees involved. He clarified grandfathering in. If a situation is lawfully established and a zoning ordinance or zoning amendment is adopted during that time and it makes that situation illegal or non-conforming, that situation may continue. Dovre reminded Council this would be another ordinance on the books and another to enforce. The bond is a performance guarantee for improvements (actions) such as appearance of site. Dovre asked council to recognize they could be strapping some homeowners by requiring this bond.

Dzenko wants to see the exterior of the building with minimum grade completed by X number of days. They discussed time limits using value of construction verses square footage.

Cassar feels two things they need to look at are timeframe and cost of bond.

Council discussed appeals or giving discretion to the City Manager to extent or waive a hardship.

Dovre will take these thoughts and formulate an ordinance for City Council to look at.

Attorney Dovre left the meeting at 7:00 p.m

Goals & Objectives

**B-002-15**

Martin reminded council this is just a document for thing they want to do. This is the list that was discussed in detail at the last study session. These numbers are not in the budget unless council wants to do one of the projects. He asked council for their thoughts. Council agreed to remove seawall dedicated fund, \$13,000; this was prior to the millage. Also remove install bollard lighting at Community Center. Council felt the poles installed were enough. Trail Signage and updating the Master Plan were also removed.

Dzenko shared a discussion he had with Martin. If the vote goes through the City could get \$90,000 for roads. Dzenko asked Martin to get a cost per mile to resurface.

Trail resurfacing was lowered to \$15,000.

Purchase of patrol vehicle-Martin felt it wouldn't be purchased until spring of 2016.

Landscaping along trail at Inverness-Council decided trees were not needed and lowered the cost to \$5,000 for smaller landscaping.

Citizen Research Council Study-Martin reminded council Lorenz last month stated they didn't need to do this and funds could be used for the Attorney to research. Council removed this item.

Engineering/Planning to investigate closing Woodland and Lakeland at Orchard Lake Road-Council felt they needed to propose this to the residents. Dzenko would like drawings to show the cul-de-sac.

Video cameras system for Police Vehicles-Martin stated the city may be able to get a grant from the insurance company to pay half. This price is for if we have to buy them without the grant. He stated this could be lowered to \$15,000 and the In-Car computer system for new police vehicle could be put at \$25,000. These prices are estimates before a grant. Council agreed these are both necessary.

Install automatic generator at City Hall-Council felt this was important to do.

Install automatic generator at Community Center-Cassar felt a portable generator would be enough because it is only really needed for heat. Martin asked if they care about losing power when it is rented. Council didn't feel it was necessary for the automatic generator.

Electronic access/card system for parks, tags, restroom, City Hall, Community Center and boat ramp-Cassar felt the Community Center was top priority and to forget the boat ramp. Martin stated City Hall will be done with the improvement project. He will get updated costs for the others.

Seawall Repair at the Point-Council agreed this is the next spot to do. Martin would like to extend it out more if the DEQ would allow, to make the turn-around easier and put down some grass and bench. Cassar stated that is a focal point on the lake and he would like to do more with

it. He suggested pavers. Martin increased this estimate to \$125,000.

Replace mailboxes and racks-Martin would like to come up with a plan to have them all one size. He would like to find some kind of sleeve to place in the ground so that the pole would go in it and would fasten the stand. Cassar suggested using fence grade poles.

2015/16 Budget

**B-003-15**

Council was provided with Martin's projection summary page for the general fund and the proposed general fund budget for 2015/16. He stated it is pretty much the same. In the Police Department salaries have increased due to their step increases. Retiree's healthcare has increase due to Obamacare. Rates are now based on age so the two retirees under age 65 are costing more.

Cassar would like to discuss with Council changing the Garbage & Rubbish levy from a millage to per household charge. Martin agreed it makes sense, but stressed this will increase 80% of the residents cost.

Martin asked council to look at the budget and they will discuss it next month when Lorenz and Zubrzycki are here.

Adjournment

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

Yes: All  
No: None

**MOTION CARRIED**

The meeting was adjourned at 8:19 p.m.

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Dennise Dryden, City Clerk