

A study session of the Sylvan Lake City Council was held on Tuesday, November 25, 2014; opening at 6:09 p.m. Mayor Dzenko presiding.

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

Approval of Agenda

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

Yes: All  
No: None

MOTION CARRIED

Public Comment

Jim Endres discussed his concerns that the City should provide compensation for City Committees, Commissions and Boards. He presented a proposal to City Council to consider.

Dock Fees

**BD-012-14**

Lorenz stated the docks spaces are one of the most valuable assets in the City, there is a waiting list still, and it is a privilege to have. He proposed a 2.5% annual dock fee increase for 25 years. Cassar would like to see it higher but could support the 2.5%.

Meskin recalled a \$65 increase that is dedicated to seawall, so in 10 years the seawall would be paid off. Cassar reminded him over the 10 years they will have more seawall repairs.

Zubrzycki feels everyone should be able to enjoy having a dock space; he wouldn't mind seeing a rotating use of the dock spaces.

Dzenko is only ok with a rate of inflation increase; just like taxes. He feels this would be easier to sell and it is a fair way to do. Meskin feels Sylvan Lake has one of the highest property taxes in the area and they are pricing people out. Zubrzycki stated this price is fine for those who have good incomes. He recalled a resident's comment last time they discussed this that we are pricing some out, like seniors and fixed income. He doesn't want to price them so high it will make moving into Sylvan Lake less attractive, 70% of the households are middle income/smaller houses. Lorenz stated this price is to store the boat in the water. Residents who do not want to pay this can launch their boat each time they want to use it and pull it out and store in their driveway.

This item will be on the regular City Council agenda.

Water/Sewer Rates

**U-002-14**

Martin provided the current fee schedule along with the revenue that collects and expenditures for each department. He is proposing a 60% increase because each Detroit Water and Pontiac Sewer has had annual increases. Down the line he will propose an annual percentage increase. Martin shared at the next regular meeting he will also be asking to use general fund money because the sewer fund is low. This is for cash flow reasons and will be repaid to the General Fund. All of council understood the need for the increase. Zubrzycki asked to see a two year trend. All of council understood the need for the increase.

Lorenz shared he received a call from Pete Peters regarding water main breaks and how much it is costing the city. He asked with the saw grant, does this identify potential water main breaks? Martin explained the saw grant is for sewer and storm water. Lorenz asked what the city can do about preventive measures for water main breaks. Martin explained he can only replace water mains that are susceptible or have a past history of breaks. You will not eliminate water main breaks unless you replace the total system. Lorenz asked if the problem of cause can be traced. Martin explained sometimes they can.

Community Center Storage

**CC-006-14**

Martin explained the proposed storage expansion will have a pitched roof to match the rest of the building with horizontal siding. He explained Meskin championed this project and spoke with contractors and got the bids. Currently there is no locked area for city storage use, such as av equipment which is much needed. The current storage area barely allows for the small amount of table and chairs they have and they are hard to maneuver in and out. This item has been on the City's capital projects list for a few years now and there are funds budgeted.

Council discussed the three bids Meskin received. Lorenz was concerned with the price of \$100/square foot; he felt that was high.

Zubrzycki asked how the capital projects are going and if they are on budget. Martin stated they are budget and should come under overall.

Cassar stated he could support this, but would like to see a peak season rate fee increase.

Lorenz is not sure he can support this.

This item will be on the regular meeting agenda.

Tri-City Fire Dept

**FD-007-14**

Meskin received the report from Ray Riggs. It says Sylvan Lake needs to make a proposal to Orchard Lake and Keego Harbor not the Fire Board. There are two sizeable items coming up

with Keego Harbor's project and the proposed one for Sylvan Lake. Martin suggested they wait nine months to see changes.

Adjournment

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

Yes: All  
No: None

MOTION CARRIED

The meeting was adjourned at 7:38 p.m.

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Dennise Dryden, City Clerk