

Approved 5/18/17

**CITY OF KEEGO HARBOR COUNCIL MEETING MINUTES  
2025 BEECHMONT  
THURSDAY APRIL 20, 2017, 7:00 P.M.**

**CALL THE MEETING TO ORDER:** Mayor Rubin called the meeting to order at 7:04 p.m.

**ROLL CALL:** Mayor, Sidney Rubin, Mayor Pro Tem, Joel Yoder; Council Members John Fletcher, Rob Kalman and John Newberry

**STAFF PRESENT:** Interim City Manager Linda Voll, City Attorney Tom Ryan, Police Chief Kenneth Hurst, DPW Foreman Doug Waldon, Code Enforcement Officer Dave McDonald

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT: (As to non-agenda items only)**

County Commissioner Tom Berman stopped and discussed his role as County Commissioner and he will be at the Master Plan meetings in May.

**MAYORS ANNOUNCEMENT** (Proclamation recognizing Child Abuse Prevention and Awareness Month), **City Manager, Code Enforcement, D.P.W., Police Chief, Planning Commission and Parks & Rec Commission Updates:** General Updates were announced.

**CONSENT AGENDA:**

**Monthly Financial Reports:** Monthly Revenue/Expenditure Report, Authorize Bills payment for March 2017  
**Meeting Minutes:** Council Meeting, March 16, 2017, Closed Session, March 16, 2017

Resolution to approve the Consent Agenda by Mayor Pro Tem Yoder; seconded by Council Member Newberry.

Ayes: Unanimous

MOTION CARRIED

**REGULAR AGENDA:**

**TIFA Capture Value Comparison presented by Bret Rasegan and Matthew Galbraith from Oakland County**

Mr. Rasegan and Mr. Galbraith explained the TIFA District amenities TIFA has to offer the City; the district can be disbanded once all the debt has been paid. A Downtown Development Authority (DDA) can be formed overlapping the TIFA District, but all of TIFA will receive 100% of the income. Once the TIFA District is disbanded then DDA will receive the benefits. DDA does not receive all the benefits that the City's current TIFA receives since some entities can Opt-Out of the District and the City does not have to contribute 100%, they can choose how much they want to contribute. This is a starting point for council to review and discuss the options and start moving in the right direction.

Council discussed the options and will look at all the information and maps in the near future.

Opened to the public for comment, no one addressed Council; closed to the public

**1967 Cass Lake Road, Special Condition Land Use Permit in C-2 General Business District; Section 9.02(v) Outdoor cafes, eating areas, and open front restaurants.**

Manager Voll indicated the Planning Commission on April 6<sup>th</sup>, 2017 reviewed, discussed and approved the Special Condition Use Permit for 1967 Cass Lake Road, SLUP-17-001, Old General Store Restaurant for Section 8.02 (v) Outdoor Cafés, eating areas and open front restaurant in the C-1 Local Business District based on the Special Land Use Permit review standards from Section 16.07 and subject to compliance with conditions. Planning Commission is asking Council to review and approve with the following 8 conditions.

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1. Compliance with Section 8.02 (v) (8) Special Land Use Conditions, outdoor seating storage plan, to submit a plan for storage of tables and chairs during non-use periods.
2. Compliance with Section 8.02 (v) (12) Special Land Use Conditions, outdoor seating capacity verification by Building Official, to obtain verification of seating area capacity.
3. Compliance with Section 8.02 (v) (17) Special Land Use Conditions, outdoor seating cleaning and trash removal plan, to submit a plan for trash removal and seating area cleaning during use periods.
4. Compliance with all Building Construction Codes, Engineering standards, Fire codes and City permitting requirements.
5. No fire pits unless approved by the West Bloomfield Fire Department
6. Locked gates regarding outdoor seating area.
7. Hours of operatin Suntain thru Thursday 10:00 p.m. Friday and Saturday 11:00 p.m.
8. Decorative bumper blocks used as protective fencing for outdoor eating area to obstruct traffic from the area.

Manager Voll mentioned City Planner James Sabo recommended approval with all the conditions

Brian Yalfa, Owner of 1976 Cass Lake Road indicated they are working with the building department and will have the business closed for a few weeks to change and add the outdoor seating per the recommendations and conditions set by the Planning Commission and City Council.

Opened to the public for comment, no one addressed Council; closed to the public

Motion to approve the Special Condition Use Permit for 1967 Cass Lake Road, SLUP-17-001, Old General Store Restaurant for Section 8.02 (v) Outdoor Cafés, eating areas and open front restaurant in the C-1 Local Business District based on the Special Land Use Permit review standards from Section 16.07 and subject to compliance with conditions. Planning Commission is asking Council to review and approve with the following 8 conditions.

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8. Decorative bumper blocks used as protective fencing for outdoor eating area to obstruct traffic from the area, by Mayor Pro Tem Yoder; seconded by Council Member Fletcher.

Ayes: Unanimous

MOTION CARRIED

### **Budget Amendments**

Mayor Rubin indicated the budget amendments were discussed in detail at the Study Session

Opened to the public for comment, no one addressed Council; closed to the public

Resolution to approve the budget amendments as presented by Mayor Rubin; seconded by Mayor Pro Tem Yoder.

Ayes: Unanimous

MOTION CARRIED

### **Wade Trim Contract renewal**

Manager Voll indicated that Wade Trim has been our City Planner since April 2015 and it is time to renew

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the contract, James Sabo from Wade Trim has worked with the city on updating ordinances by preparing an audit, extending hours April thru October working 8 hours instead of 4 hours and is currently working on the City Master Plan. The fees are the same across the board except for hourly rate for James Sabo, which has increased by \$10.00 if Council approved the new agreement it will expire on March 31, 2017.

Council discussed some of the items that Wade Trim has worked on and Gino Santia the Chairperson of the Planning Commission indicated that James Sabo works well with the Commission and is very professional.

Opened to the public for comment, no one addressed Council; closed to the public

Resolution to approve and authorize the City Manager to sign the agreement with Wade Trim, which expires on March 31, 2017 by Council Member Kalman; seconded by Council Member Fletcher.

Ayes: Unanimous

MOTION CARRIED

**Boards and Commissions:** Cable Board (GWBCCC), Eric Gubka applying

Council Member Kalman and Mayor Pro Tem Yoder indicated that Eric Gubka was more than qualified to be the representative for the City of Keego Harbor on the Cable Board.

Opened to the public for comment, no one addressed Council; closed to the public

Motion to appoint Eric Gubka, for a 3 year term to the Cable Advisory Board his term will end June 2020 by Council Member Kalman; seconded by Mayor Pro Tem Yoder.

Ayes: Unanimous

MOTION CARRIED

**DWP Equipment Maintenance (Gene Lift)**

Manager Voll indicated the 1999 Gene Lift was purchased in August of 2009, the lift is used for numerous things but the reason the lift was purchased was for the Streetscape light pole maintenance. Metro Act fund has over \$38,000 and the cost for repair is approximately \$5,500.

Foreman Waldon mentioned there were mechanical problems starting and he would be stuck up in the lift, the boom would not lower. A full evaluation was conducted and Council has the results of the evaluation at their chair tonight. This is a safety issue and the repairs are necessary the lift will be certified. An annual inspection of the Lift will be scheduled each year.

Opened to the public for comment, no one addressed Council; closed to the public

Resolution to approve the repairs and certification to the 1999 Gene Lift repairs by Cloverdale Equipment Company funded by Metro Act Funds in the amount not to exceed \$5,500, by Council Fletcher; seconded by Council Member Kalman.

Ayes: Unanimous

MOTION CARRIED

**Smart Credits for Memorial Day Parade**

Manager Voll indicated that Team Keego annually provides transportation to the participants of the parade by transporting the participants back to Abbott Middle School, which is the starting point of the Memorial Day Parade. The cost for 2 buses is approximately \$500 the City has approximately \$10,000 in SMART Credits.

Opened to the public for comment, no one addressed Council; closed to the public

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Resolution to provide the participants of the Memorial Day Parade transportation to Abbott Middle School, with bus transportation utilizing City SMART Credits in the amount not to exceed \$500 by Mayor Pro Tem Yoder; seconded by Council Member Kalman.

Ayes: Unanimous

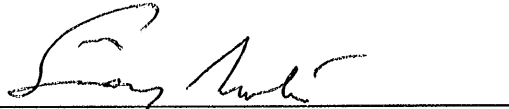
MOTION CARRIED

**CITY ATTORNEY UPDATE, COUNCIL COMMENTS:**


General update and comments were made by Attorney Tom Ryan and City Council.

**ADJOURNMENT**

Being no other business, Mayor Rubin adjourned the Council Meeting at 8:53 p.m.



Sidney Rubin  
City of Keego Harbor its Mayor

  
Linda Voll  
City of Keego Harbor its City Clerk