

Approved 11/19/2015

CITY OF KEEGO HARBOR
CITY COUNCIL MEETING
7:00 p.m. Thursday, October 15, 2015
2025 Beechmont, Keego Harbor

CALL TO ORDER: Mayor Kalman called the City Council Meeting to order at 7:02 p.m.

ROLL CALL: PRESENT

Mayor Robert Kalman, Mayor Pro Tem John Newberry, Council Members Tom Berman, Sid Rubin and Joel Yoder

STAFF PRESENT: Interim City Manager Linda Voll, City Attorney Tom Ryan, Police Chief Kenneth Hurst, Code Enforcement Officer Jeff Peterson and DPW Foreman Doug Waldon

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT:

Phil Trzos, 3252 Bulwer St-running for City Council, has served on the Planning Commission, ZBA and Construction Board of Appeals, is not on Facebook, and respects both Council Member Joel Yoder and Mayor Pro Tem Newberry, who are also running for reelection to City Council and supports the ballot propositions.

Peter Trzos, 3252 Bulwer St-has been a victim of police abuse, supports the marijuana and term limit initiatives which he has distributed, term limits on City Council will protect against corruption, urged public to come out to vote and vote yes on both ballot initiatives.

Eric Gubka, 2066 Maddy Ln-invited public to attend Town Hall Meeting, October 28th where he will be speaking on the "no" side of the ballot proposals, believes those who are running for council, aside from the incumbents, are out for vengeance and are using cyber bullying, encouraged public to come out and vote.

Karen Meabrod, 2255 Maddy Ln-discussed cantilevering and ordinance changes, requested installing a culvert in front of Betty Tubb's house to correct the water problem caused by the new homes on Maddy Lane and welcomed the new City Planner.
Closed to the public

MAYORS ANNOUNCEMENT

General announcements were made regarding Annual Keego Optimist pumpkin carving at Roosevelt Elementary School, Trick or Treat hours, Absentee Ballot applications, General Election Tuesday, November 3rd, Candidate Forum on Wednesday, October 21st, Town Hall Meeting on Wednesday October 28th, City Hall closed Wednesday, November 11 in observance of Veteran's Day and Beaumont Hospital Nursing award to local resident.

CITY MANAGERS UPDATE

General announcements were made regarding permits issued in September, rental and abandoned registrations, new houses on Glenbroke, Park Cir. and Maddy Ln., driveway and fence permits, completion of road preservation, sidewalk repair of Orchard Lake Road, last day to register to vote, voter id needed in order to vote, Public Accuracy Test, absentee applications and voting Saturday, October 31st, tree grant from DTE, and volunteer list.

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CODE ENFORCEMENT UPDATE

General announcements were made regarding parking violations and letters that have been sent out.

DPW UPDATE

General announcements were made regarding park clean-ups, drain cleanouts and new street signs.

POLICE UPDATE

General announcements were made regarding the end of boating season, crime statistics from September, and the need for part-time police officers.

CONSENT AGENDA:

Monthly Financial Reports

- Monthly Revenue/Expenditure Report September 2015
- Authorize Bills payment for September 2015

Meeting Minutes

- Study Session Meeting, September 15, 2015
- Council Meeting, September 17, 2015
- Special Council Meeting, October 5, 2015
- Closed Session Meeting, September 15, 2015
- Closed Session Meeting, October 5, 2015

Motion to approve the October 2015 Consent Agenda, which includes the Monthly Revenue/Expenditure Report September 2015, Authorize Bills payment for September 2015, Study Session Meeting Minutes for September 15, 2015, Council Meeting Minutes for September 17, 2015, Special Council Meeting Minutes for October 5, 201, Closed Session Meeting Minutes for September 15, 2015 and Closed Session Meeting Minutes for October 5, 2015 by Council Member Yoder, seconded by Mayor Pro Tem Newberry.

Ayes: 5

Nays: 0

Motion Carried

Mayor Kalman stated items that were discussed at the Study Session, Tuesday, September 15, 2015 were BSA.NET presentation and One Stop Readiness Review will be discussed this evening.

REGULAR AGENDA

1. Audit Presentation by Rana Emmons, PSLZ

Rana Emmons, PSLZ presented the Audit and Financial Statements for the City of Keego Harbor for Fiscal Year ending June 30, 2015. She stated property tax revenue is up 2%, state shared revenue is up 3% , the city dipped into the General Fund Fund Balance, a budgeted amount of approximately \$60,000 went to supplement Major and Local Street projects, increase in police expenses and gave an update on the Government Accounting Standards Board, including GASB #68, a Pension Liability Implementation which went from a funding perspective to an accounting perspective.

Council Members asked if there were any irregularities that showed up in the audit, the transparency of the City of Keego Harbor, and thanked Rana for her work.

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PUBLIC COMMENT: No one addressed Council.
Closed to the public.

Motion to accept the Audit as presented by auditor Rana Emmons, PSLZ, for the Fiscal Year ending June 30, 2015 by Council Member Yoder, seconded by Council Member Berman.

Ayes: 5

Nays: 0

Motion Carried

2. Ordinance Audit findings presented by James Sabo, Wade Trim

Gino Santia, Planning Commission Chairman, introduced Planning Commission members attending the Council Meeting.

James Sabo, City Planner with Wade Trim, explained the process of the audit and presented the Zoning Ordinance Audit conducted by Wade Trim, stated the Zoning Ordinance could be improved the make it more user-friendly, revisions need to be made based on the Michigan Zoning Enabling Act(PA 110 of 2006), (ZEA), "Conditional rezoning", Zoning Board of Appeals (ZBA) standards, wireless communication facilities and services, removal of Board of Appeals members, appeals to the Board of Appeals, Sign Ordinance, "Religious Institutions", public schools, wind energy, "Adult Regulated Uses", satellite dishes, C-2 District and office use, Section 15.04 Walls, and Architectural Standards.

Council Members thanked City Planner Sabo for all his hard work and asked for a strategy as to how to proceed with the updates Wade Trim suggested.

PUBLIC COMMENT:

Gino Santia, Planning Commission Chairman, stated looking at the whole ordinance is a much better way to implement the changes than to address issues as they may come up.

Karen Meabrod, Planning Commission Member, stated Wade Trim's suggestions are what is needed, addressed "Conditional Rezoning" and "Accumulative Rezoning".

Closed to the public.

City Attorney Ryan stated the next step is to refer the Zoning Ordinance Audit to the Planning Commission for review and amendments.

3. One Stop Readiness Review, Planning/ZBA Training, Building/planning/engineer Coordination

Mayor Kalman explained the One Stop Readiness program and techniques and stated there is training available for Planning Commission board members,

Planning Commission Chairman Santia stated both Planning Commission Members and Keego Harbor residents would benefit from the One Stop Readiness program.

Council Member Berman stated this is a program the City of Keego Harbor has to be accepted into, it is critical for a community to have economic development and it is important to be proactive in implementing new programs.

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PUBLIC COMMENT:

Karen Meabrod stated training of board members is important, technology is the easiest way to tap what is happening in the community, and updates to the City of Keego Harbor’s website would be an asset, including a new business welcome package.

Closed to the public.

4. Code Enforcement; parking, blight, etc.

Mayor Kalman stated Code Enforcement issues dealing with parking problems are addressed with a civil infraction.

Council Member Yoder recommended putting together a subcommittee, which could include getting Planning Commission involved to address the parking issues and offer alternatives for residents.

PUBLIC COMMENT: No one addressed Council

Closed to the public.

Motion to move Redevelopment Liquor License Resolution to the next agenda item by Council Member Yoder.

5. Redevelopment Liquor License Resolution

Nick Alonzo, co-owner of Indo Restaurant, 1535 Cass Lake Rd. is requesting a liquor license through the TIFA District, which requires approval by City of Keego Harbor Council.

City Attorney Ryan stated requirements have been met regarding location within the TIFA District, it is a restaurant open to the public, seats at least 25 people, must show the expenditure of at least \$75,000.00 on the restoration or rehabilitation of the building prior to the license being issued and the City of Keego Harbor needs a resolution and needs to show at least \$200,000.00 of improvements in the TIFA District prior to the liquor license being issued.

Council Member Yoder stated this is a license tied to redevelopment, which means it could only be sold to another proprietor in the same building, otherwise, it would revert back to the state and the hours of liquor sales are set by the state.

City Attorney Ryan stated it us up to the Liquor Control Commission (LCC) to verify the applicants information.

PUBLIC COMMENT:

Karen Meabrod, 2255 Maddy Ln. – questioned the previous restaurants liquor license and parking availability.

Dave Emerling, 1896 Cass Lake Front – this is an opportunity for businesses to attract customers, is in favor of granting the liquor license.

Closed to the public.

Motion for a Resolution for an on-premises Liquor License issued pursuant to PA 501 of 2006, issued under Section 521a(1)(b) of PA of 2006 by Mayor Pro Tem Newberry, seconded by Council Member Rubin.

Ayes: 5

Nays: 0

Motion Carried

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6. Boards and Commissions

Mayor Kalman stated there are two (2) applicants for the Construction Board of Appeals, Phil Trzos and James Barrett, however, James Barrett did not show up for his scheduled interview.

Council Member Rubin stated he interviewed Phil Trzos along with Mayor Kalman, is not recommending him for a seat on the Construction Board, and would like Council to consider contracting with Wade Trim if the City had cause to use the Construction Board on a per diem basis.

PUBLIC COMMENT: No one addressed Council.
Closed to the public.

Mayor Kalman stated James Barrett still needs to be interviewed, would like this item tabled until the November Council meeting and would like the public to know there are two (2) positions open on the Construction Board of Appeals.

7. Ratify the Police Office Labor Negotiation Contract Extension

Mayor Kalman stated the Collective Bargaining Agreement between the City of Keego Harbor and the Police Officers Labor Council expired July 1, 2015, all issues have been resolved, and this addendum is ready for approval.

PUBLIC COMMENT: No one addressed Council.
Closed to the public.

Motion to approve the First Addendum to Collective Bargaining Agreement between the City of Keego Harbor and Police Officers Labor Council dated July 1, 2013 through June 30, 2015, extension for one (1) year by Mayor Pro Tem Newberry, seconded by Council Member Yoder.

Ayes: 5

Nays: 0

Motion Carried

8. Part time; Full time police hiring procedures

Mayor Kalman stated would like this item tabled until the November Council meeting for further discussion.

CITY ATTORNEY UPDATE
Closing comments.

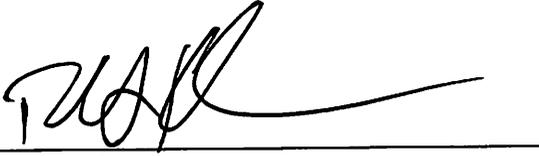
COUNCIL COMMENTS
Closing comments.

PUBLIC COMMENT:
Dave Emerling, 1896 Cass Lake Front – thanked John Newberry and Joel Yoder for their hard work in the community and gave his support to them in the upcoming election.
Closed to the public.

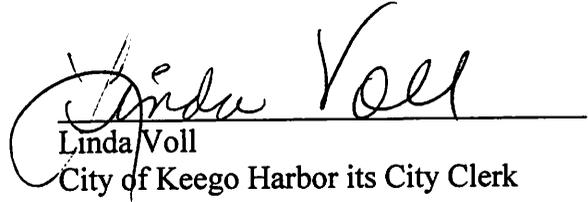
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ADJOURNMENT

Being no further business Mayor Kalman adjourned the meeting at 9:33 p.m.



Robert Kalman
City of Keego Harbor its Mayor



Linda Voll
City of Keego Harbor its City Clerk