

**CITY OF KEEGO HARBOR COUNCIL MEETING MINUTES  
CITY HALL, 2025 BEECHMONT  
MONDAY, SEPTEMBER 18, 2017, 7:00 P.M.**

**CALL THE MEETING TO ORDER:** Mayor Rubin called the Council Meeting to order at 7:00 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 Chief of Police Kenneth Hurst, DPW Foreman Doug Waldon,

**PUBLIC COMMENT:** (As to non-agenda items only)  
Amy McWilliams, thanked Chief Hurst for all his hard work and services

Closed to the public for comment

**Updates and announcements**

Mayor Rubin, City Manager, Code enforcement, Police Chief, Planning Commission and Parks and Recreation updates

**Consent Agenda:**

**Monthly Financial Reports**

- Monthly Revenue/Expenditure Report
- Authorize Bills payment for August 2017
- Magnolia by the Lakes Temporary Tent Permit approval
- Planning Commission accepting the resignation from Sara Plumer

Council discussed the amount of funds used for the police department wages full time. Would like to know how come the amount is high. City Manager Voll indicated she will investigate and report back to City Council.

Motion to table the Monthly Revenue/Expenditure Report until October by Mayor Rubin; seconded by Mayor Pro Tem Yoder.

Ayes: Unanimous

Motion Carried

Motion to approve the Authorize Bills payment for August 2017, Magnolia by the Lakes temporary tent permit and accept the resignation from Sara Plumer by Mayor Rubin; seconded by Mayor Pro Tem Yoder.

Ayes: Unanimous

Motion Carried

**International Fire Code, 2015 Fire Code Modification by West Bloomfield Fire Department**

Byron Turnquist from West Bloomfield Fire Department indicated they have updated the 2015 International Fire Code and made minor modifications to Article III Fire Prevention Code, Section 11-36.

Attorney Ryan indicated the minor modifications will be brought back to City Council as an Ordinance amendment to the 2015 Fire Code modification.

Approved 10/16/17

Motion to accept the minor modifications by Council Member Kalman; seconded by Council Member Newberry.

Ayes: Unanimous

Motion Carried

**Proposed Fireworks permit, application and procedures**

City Manager Voll indicated there has been a request for a fireworks presentation and the proper procedure which needs to be adopted to protect the city and the residents. The West Bloomfield Fire Department will be involved through the whole process.

Public Comment:

Byron Turnquist, West Bloomfield Fire Department, he explained the process and that West Bloomfield Fire Fighters will be present to ensure the set ups are correct and stored properly.

Closed to public comments

Motion to approve the fireworks permit application and procedures by Mayor Pro Tem Yoder; seconded by Council Member Fletcher.

Ayes: Unanimous

Motion Carried

**Fireworks display approval for Magnolia by the Lakes Grand Opening**

Dr. Bagne approached the city wanting to have a fireworks display for the Grand Opening of Magnolia by the Lakes on October 20<sup>th</sup>, Gen-X Pyrotechnics has worked with West Bloomfield Fire Department in the past and has done numerous presentations including the 4<sup>th</sup> of July firework show for Sylvan Lake.

Public Comment

Byron Turnquist, West Bloomfield Fire Department, indicated that Gen-X Pyrotechnics has worked with them in the past on numerous occasions and they follow all the state requirements along with the local requirements and recommends Gen-X Pyrotechnics.

Closed to public comments

Motion to approve the firework display presentation for the Grand Opening of Magnolia by the Lakes on October 20, 2017, with Gen-X Pyrotechnics, following local and state regulations by Mayor Pro Tem Yoder; seconded by Council Member Newberry.

Ayes: Unanimous

Motion Carried

**Civic Center TV Event Calendar Presentation and agreement**

Dave Scott, Motown Digital, indicated there is a Regional Event Calendar that has been created for multiple municipalities, residents and any viewer of Civic Center TV. This calendar shows all events throughout the county. An agreement needs to be entered between the City of Keego Harbor and Civic Center TV for Keego Harbor to be part of the Regional Event Calendar; this calendar is free of charge to the City of Keego Harbor.

Open to the public for comment, no one addressed Council, Closed to the public for comment.

Resolution giving City Manager Voll the authorization to enter the City of Keego Harbor into an agreement with Civic Center TV for the Regional Event Calendar Application by Council Member Newberry; second by Council Member Fletcher.

Ayes: Unanimous

Motion Carried

Approved 10/16/17

**Magnolia Installation of Carport Structure – PUD Amendment Request**

City Manager Voll indicated the Carport Structure request went before the Planning Commission; they did not approve the 11 parking spaces along Cass Lake Road for placement of the carports. They did approve other parking spaces that could be that can be identified.

Jamie Burton, HRC (city engineer), mentioned the only parking spots that do not have any type of utilities underground are the 11 parking spots along Cass Lake Road. The idea of carports was brought forward after the original plans which involved numerous utilities to be under the parking structure. This could have been part of the original plan and worked in to the design, but that is not the case.

Council Members discussed the carports being located on other parking areas, but not at the location along Cass Lake Road. Some of the carports may be placed in some of the easements. Discussed the motion to turn down the 11 parking spaces by the Planning Commission and per the PUD document Dr. Bagne could appeal to City Council. Stephon Bagne indicated the City Engineers were not at the Planning Commission Meeting Also discussed, if carports are installed, can the area take on the water would more drainage need to be added to that site.

Mr. Burton mentioned the 13 spaces were not recommended to be installed over utilities; but could be investigated to be placed on the easement or over the utilities, which Dr. Bagne would need to investigate and bring back her findings. The system can take the runoff water if the carports were to be installed.

Open to the public for comment

Dr. Bagne indicated if she does not get approval tonight, the carports will not be installed.

Closed to the public for comment

Motion to refer the Magnolia installation of carport structure back to the Planning Department for review at the October 5<sup>th</sup> Meeting, once Jack's World investigates all options of placement for the carport structure other than the 11 parking spaces along Cass Lake Road by Council Member Fletcher; seconded by Council Member Newbery.

Ayes: Unanimous

Motion Carried

**Purchase of Police Department body armor level IIA**

City Manager Voll indicated the POLC Union Contract indicates the City needs to supply the full time police officers with body armor every 3 years. This has been discussed and information is before council with pricing and there is a grant that may pay for most or all of the cost for the vests. Officer Alonzi has researched and is here to present the information.

Officer Robert Alonzi presented the cost of the body armor and grant information to City Council. The cost per vest would be \$610 each and one vest may be a more due to the size of the officer, the armor has to be form fitted to the officer for the proper protection.

City Manager Voll mentioned there are also part time officers that need protective vests and they are willing to pay for their own, this is something Council needs to discuss and decide on how to protect the part time officers.

Open to the public for comment, no one commented to the Council, Closed to the public for comment.

Council discussed purchasing up to 6 vests, having the part time officers that work the most hours for the city to purchase the vest.

Approved 10/16/17

Motion authorizing up to 6 body armor vest level IIA in the amount of \$610 each 3 for full time officers and 2 for part time officers 1 vest up to \$750 for a part time officer by Mayor Pro Tem Yoder; second by Council Member Fletcher.

Ayes: Unanimous

Motion Carried

**Storm Water Management Operation and Maintenance Agreement between Magnolia by the Lakes and the City of Keego Harbor**

City Manager Voll presented the agreement between the owner of Magnolia by the Lakes and the City of Keego Harbor where the owner in accordance with Oakland County Storm Water Standards and State Municipal Separate Storm Sewer System permit requirements agrees to install and maintain a Storm Water System which specifies the owners will solely be responsible for the installation , maintenance, and repair of the Storm Water System, drainage easements and associated landscaping, the Storm Water O&M Plan, Access and Enforcement, Term and Covenants, Memorandum and Claims and Authority with exhibits A thru D. This document will be registered with Oakland County Register of Deeds and will be filed with the property, if this property is sold this document will go with the property and the new owner will continue to maintain and abide by this agreement.

Open to the public for comment, no one commented; Closed to the public for comment.

Resolution to authorize City Manager to approve and execute the agreement between Magnolia by the Lakes and the City of Keego Harbor by Mayor Pro Tem Yoder; second by Council Member Newberry.

Ayes: Unanimous

Motion Carried

**Magnolia by the Lakes Indemnification Agreement and Easement Agreement**

City Manager Voll indicated this agreement between the owner of Magnolia by the Lakes and the City of Keego Harbor specifies the owners will indemnify and hold harmless the City for any liability regarding the installation of any utility installed, the City shall not be obligated to restore or to pay any cost associated with restoration of the exterior electrical system or landscaping in the area where the electrical box is within the water main easement when accessing the water main. This protects the city.

Open to the public for comment, no one commented; Closed to the public for comment.

Resolution to authorize the City Manager to enter into an indemnification agreement with Magnolia by the Lakes holding the City harmless for any liability regarding the installation of any utility by Mayor Pro Tem Yoder; second by Council Member Kalman.

Ayes: Unanimous

Motion Carried

**Boards and Commission**

o Planning Commission , 1 open seat for a 3 year term and one vacant seat until March 2018 Council Member Kalman and Mayor Pro Tem Yoder interviewed all the applicants.

Motion to reappoint Sherry Ash for a 3 year term ending 2020 and appoint Brian Lampl until March 2018 by Council Member Kalman; second by Mayor Pro Tem Yoder.

Ayes: Unanimous

Motion Carried

o TIFA Board, 1 open seat for 3 years term ending 2020

Motion to reappoint Sharon Horger for a 3 year term ending 2020 by Council Member Kalman; second by Mayor Pro Tem Yoder.

Ayes: Unanimous

Motion Carried

Approved 10/16/17

- o ZBA 1 open seat for 3 year term ending 2020

Motion to reappoint Stephen Bernstein for a 3 year term ending 2020 by Council Member Newberry; second by Council Member Fletcher.

Ayes: Unanimous

Motion Carried

### **Proposed special event permit approval**

City Manager Voll indicated this past summer a business approached the City to have an outdoor Special Event; the city has nothing in place for any special event. The application will clarify the information the city needs to approve and have a successful event. Some events are small and certain items will not apply but the concept is needed to control the events. The owner or project manager will work with the city, City Planner and the Fire Department will also be involved. A checklist has been drafted to make sure things are not missed by staff.

Open to the public for comment:

Dave Emerling, indicated there should be language in the permit that will clarify the small events that will not need to pull a special event permit.

Byron Turnquist, West Bloomfield Fire Department, indicated the fire department needs to be a part of the plan review.

Closed to the public comment

City Manager Voll indicated she will bring this back once the language is changed to accommodate smaller special events.

### **Purchase of Vacant Property**

City Manager Voll indicated there has been vacant property owned by the Road Commission for Oakland County along Cass Lake Road, after working with the Road Commission for Oakland County the City can purchase the properties for \$1.00 each and accept the condition of a 10-year reverter covenant tying the property to a specific public transportation use.

Open to the public, no one address Council, Closed to the public

Resolution to approve the purchase of vacant property along Cass Lake Road owned by the Road Commission for Oakland County by Mayor Pro Tem Yoder; seconded by Council Member Newberry.

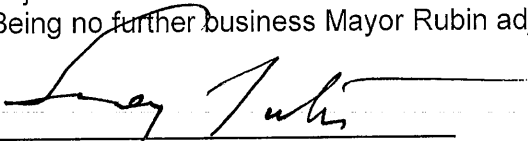
Ayes: Unanimous

Motion Carried

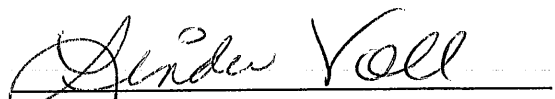
City Attorney Updates were mentioned by Attorney Ryan  
General Council Comments were announced

Adjournment:

Being no further business Mayor Rubin adjourned the Council Meeting at 9:11 p.m.



Sidney Rubin  
City of Keego Harbor its Mayor



Linda Voll  
City of Keego Harbor its City Clerk

