

REGULAR COUNCIL PROCEEDINGS

CITY OF FLAT ROCK, MICHIGAN

MONDAY, JUNE 3, 2013

The regular meeting of the Flat Rock City Council convened at the Municipal building on the above date at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL OF COUNCIL MEMBERS:

PRESENT: Mayor Dropiewski, Council members Martin, Borden (excused as late), Wilkins, Wrobel, Gagne and Moore

ALSO PRESENT: Fire Chief/Building Director Vack, DPS Director Hammond, Treasurer Rozga, Recreation Director Pawlukiewicz, Police Chief Rossow and Attorney Grunow

Resolution 06-03-01

Motion by Martin
Supported by Wrobel

RESOLVED, That Flat Rock City Council hereby **EXCUSES** Councilman Borden, as late at the regular City Council meeting of June 3, 2013.

Motion carried unanimously

3. APPROVAL OF MINUTES:

Resolution 06-03-02

Motion by Gagne
Supported by Wrobel

RESOLVED, to approve the minutes of the regular City Council meeting of May 20, 2013

Motion carried unanimously

Resolution 06-03-03

Motion by Borden
Supported by Wrobel

RESOLVED, to change the minutes of the regular City Council meeting of May 20, 2013 to read "Dave McGee" instead of "Dave Grunow" for the paint and support at Huroc Park

Motion carried unanimously

4. CITIZENS TO BE HEARD:

Mayor Dropiewski and Sue Farrar of the Beautification Commission spoke about the 4th annual city wide garage sale. Certificates of appreciation were awarded to the following volunteers for their contribution: Rhonda Beaty, Larry Griffin, Cathy McCormick, Joe McCormick, Phyllis Smith, Kim Moores, Patti Adkins, Claire Utter, Al Utter, Diana Lingle, Dixie Barte, Renata McKenzie, Karyn Grable, Gary Borden and Terry Farrar. Mayor Dropiewski presented Sue Farrar with a certificate of appreciation for her dedication and hard work to the city wide garage sale. Phyllis Smith from Shelter to Home spoke about the shelter and the shoe donation program.

Resident Darryl Ridener questioned the burned down locations in Flat Rock and the status of them. Fire Chief Vack responded the insurance company will be responding by next week as the status. Chief Vack also commented on the demolition of Telegraph Road attorney office and the building on Arsenal Road has been demolished and secured.

Julie Musallam of 26469 Hawthorne spoke opposing the rezoning of the proposed Meijer site. She noted Bob Doran the representative from Meijer and his team was “rude” at the Planning Commission meeting.

Paul Phillips 26101 Rockridge Court asked if the city had any businesses that were open 24 hours. He asked if the Meijer could be open from 6 am – 11 pm.

Eric Morrison 26597 Boulder Drive opposed the proposed 24 hour Meijer location. He raised several concerns regarding city officials and their comments/actions regarding the proposed Meijer.

Mellissa Ottjepka 27280 Arsenal Road asked what the residents and future property owners can depend on as a zoning map and master plan that is accurate. She purchased her home anticipating the area is zoned residential. She spoke opposing the proposed Meijer location.

Linda Miller 26793 Hawthorne Blvd is opposed to the proposed Meijer location and noted she doesn't want to leave Flat Rock but will talk to a realtor if Meijer is approved.

Resident at 26935 Blue Heron Drive spoke against the proposed Meijer location and stated he would put his house up for sale if it is approved.

Resident at 26101 Rockridge Court spoke opposing the proposed Meijer and had concerns for the small business owners if Meijer is built.

Resident as 25905 Matilda Road spoke of difficulty of sleeping and not being able to learn at school if the proposed Meijer is built.

Resident at 27126 Arsenal addressed Councilman Gagne about him saying the residents speak about the “same old thing” at the meetings and felt that his comment was unnecessary. He spoke of several concerns he has regarding the proposed Meijer plans such as the berm. He suggested other companies that could fill the old KMART site and proposed we look at other options.

Chris Wooley 25976 Rockridge Court noted the City Clerk's office told the residents 9 years ago the proposed Meijer site was to be developed residential. He would rather see a Walmart than a Meijer because Walmart will work with the community in regards to size and hours.

Marlene Guthy on Middlebelt Road spoke of the flood plan and FEMA guidelines and recommendations. She asked questions regarding the DEQ permits and spoke of concerns of

increased insurance rates if the proposed Meijer is built at this location. Suggested Meijer move the location of the proposed pond.

Arlen Fadley 27504 West Huron River Drive spent time researching the previous speaker. Had questioned how much the city pays the City Engineer yearly. He felt the City Planner is not informed on information the residents are questioning and bringing forward. Mr. Fadley and other residents feel the city should review the planning company.

Resident Tanya at 26493 Hawthorne questioned traffic for her street and feels it would be a great increase. She feels the traffic will be cutting through her neighborhood. She asked when the voting of Meijer will take place. The Mayor explained the dates and process of the proposed rezoning.

Phillip Kyle 28600 Emma Avenue feels his is going to be flooded his property already gets flooded now and feels he won't be able to run and bike ride if the proposed Meijer is built. Feels it will crack his foundation and then will come to the city with his lawyer.

Dave of 26426 Blue Heron noted 95% of the citizens of Flat Rock come to the meeting to speak opposing the proposed Meijer and asked the council to listen to the residents who are attending the meetings and speaking against Meijer.

Debbie Kyle 26800 Emma Avenue feels the small city feel of Flat Rock will be gone if Meijer comes in asked the city to think about the residents who live in the area and how it will disrupt their homes and families.

Resident at 26612 Wallace questioned if Meijer comes will costco come? He raised concerns regarding the small businesses, traffic, trains, drivers and suggested Meijer should be built somewhere else.

Pat of Huron Wood Subdivision asked if all traffic could be directed to Telegraph Road at the proposed Meijer location and suggested solutions. Feels Meijer would be a good tax base for the city.

Jennifer of 26445 Hawthorne feels the city will need more law enforcement officers and is concerned with the safety of her children if the proposed Meijer is built.

Mark Hill 26493 Hawthorne Blvd moved to Flat Rock because it was a small town. Opposes the proposed Meijer site and concerned about the traffic on Vreeland Road. His family enjoys being able to walk and ride bikes in the area and feels that will not happen if the proposed Meijer is built.

Resident David on Arsenal asked about building on a flood plain and questioned the professionals that are building and approving these plans.

5. REPORTS FROM DEPARTMENT HEADS:

Fire Chief Bill Vack spoke about the demolition of building earlier. DTE is upgrading a main line into Flat Rock from Woodhaven to Cahill Road.

Recreation Director Joann Pawlukiewicz reminded residents of Kid Fest 2013 on June 8, 2013 between 11:00 AM – 3:00 PM. She announced various activities that will take place at the Kid Fest.

6. REPORTS FROM COUNCIL MEMBERS:

Councilwoman Felicia Moore stated her disappointment in the city's Mckenna representative and the Meijer representative, she stated they were "rude". She stated the city should be able to request limited hours of operation and truck deliveries. She noted the noise from the trucks would be heard from the resident's homes. She had concerns with the lack of plans that show details such as trash bins. Councilwoman Moore stated the city should be able to negotiate with Meijer so it fits into the community. She stated to council, the city should hire an ordinance officer if Meijer is built regardless if the union contract is open or not. Councilwoman Moore asked DPS Director Hammond why (no proposed) "no truck traffic" signs are on Arsenal. Hammond responded he would check the traffic plan. Moore noted her email address is fixed and a picture will be on the city web site soon.

Councilman Paul Gagne spoke to the future of the library, noted some of the comments tonight were good, educational and professional although some were unprofessional. Gagne spoke of the changes that happened to Flat Rock over his 55 years of residency.

Councilman Ken Wrobel noted all the changes he has experienced in Flat Rock since his residency here. He said he will be looking into having Meijer as a proposal on the ballot for the residents to vote.

Councilman Borden thanked everyone in attendance and watching from home. He noted there are things he is unaware but he still does his research on information such as the lady speaking about the retention pond. He speaks as Flat Rock as a whole and not divided. He wants to make sure the right thing is done for the community. He won't shy away from this decision he will address the issues with Meijer to best serve his community. He thanked everyone who helped with the reconditioning of Huroc Park. He invited Dave & Wally to mention some of the volunteers' name. Dave thanked the Mayor, Julie Musallam and her children, the boy scouts, Dawn. Gary thanked Nina for her enthusiasm to help. Gary noted the support makes a difference with maintaining our city. Gary wished Wally a happy birthday. He thanked Joann for her help over the years and said he will support her with events around the city. He also thanked Joann's husband for planting the plants throughout the city. Borden asked if the city would be getting another cable provider for the residents. The Mayor responded that we sign a uniform franchise agreement and we don't have much control over it and the cable providers have to run their own lines through the city if they want to come in. Borden asked Gagne the status of the library director, he responded the candidate had two interviews and waiting for an answer from the candidate. Borden noted he supports the library. Councilman Borden announced the fireworks on June 15, 2013

Councilwoman Deborah Wilkins asked the status of the ordinance officer. Chief Vack said the position is still open. He has stated all the work has been started. She stated she is appalled at all the emails she received regarding Meijer. She noted her vote for Meijer is no at this time and not yet convinced that the proposed site is the right location. If Meijer compromises with the city, her vote may change but she will not be bullied.

7. MAYOR COMMENTS:

Mayor Jonathan Dropiewski thanked the volunteers for painting the bleachers at Huroc Park. He noted the first Main Street Program has been filed with the state and training is in the near future. He noted grant opportunities for lighting.

He spoke of the condition and behavior at the Flat Rock Playscape near city hall. He noted you must be 12 years or younger to be in that area or accompany someone that age. He said the parents are financially responsible for any damage that their children may cause. The Mayor is working with the principals of the high school and middle school to get the young people engaged

in clean up and responsibility. A letter will be sent home before the end of school. He mentioned the cost and time that is associated with the playscape cleanup and replacement swings. He reminded residents to call the police department if they see any of the behavior.

Mayor Dropiewski spoke about the fountain and noted it was closed because it has no ability to filter water. He suggested a splash pad be constructed behind the fountain and keep the fountain as an ice rink for the winter. The Mayor said the splash pad will be paid for by grant money and donations and asked that the council approves the splash pad go out to bid. The Mayor also wished his son Nicholas a happy birthday.

Resolution 06-03-04

Motion by Gagne
Supported by Borden

RESOLVED, to seek bids on construction of a new grant funded splash pad to be placed to the west of the warming center

Motion carried 6-1 with Moore voting no

9. UNFINISHED BUSINESS:

Item 9-A- City Engineer's bid recommendation for Evergreen Street pavement replacement (G.V. Cement Contracting - opened on April 25, 2013)

Resolution 06-03-05

Motion by Martin
Supported by Moore

RESOLVED, to table the bid recommendation for Evergreen Street pavement replacement until the council meeting of June 17, 2013 with a drawing

Motion carried unanimously

Item 9-B - Ballot Language – Additional library millage of .5 mill for a period of five years

Resolution 06-03-06

Motion by Martin
Supported by Moore

RESOLVED, to approve the ballot language for the library for an additional .5 mills for a period of five years

Motion carried 5-2 with Wilkins and Wrobel voting no

10. NEW BUSINESS

Item 10-A - Request from the Train Depot for permission to extend the lease of the building

Resolution 06-03-07

Motion by Moore
Supported by Borden

RESOLVED, to approve the extension of the Train Depot lease for 10 years (2028) with the concurrence of the city attorney
Motion carried unanimously

Item 10-C- Set a public hearing for the proposed fiscal year 2013-2014 budget

Resolution 06-03-08

Motion by Martin
Supported by Borden

RESOLVED, to set the public hearing for the proposed fiscal year 2013-2014 budget for June 18, 2013 at 7:00 PM

Motion carried unanimously

Item 10-D-Appointment of Lesley Gilliland Harkai to the Historic Preservation Commission

Resolution 06-03-09

Motion by Martin
Supported by Gagne

RESOLVED, to approve the appointment of Lesley Gilliland Harkai to the Historic Preservation Commission

Motion carried unanimously

Item 10-E – Request to advertise for the purchase of one 125 KW generator for emergency backup power for the three sanitary sewer lift stations

Resolution 06-03-10

Motion by Dropiewski
Supported by Gagne

RESOLVED, to approve the request to advertise for the purchase of one 125 KW generator for emergency backup power for the three sanitary sewer lift stations

Motion carried unanimously

CLOSED SESSION

Item A - Convene into closed session to discuss Fiorelli Enterprises v City of Flat Rock

Resolution 06-03-11

Motion by Gagne

Supported by Martin

RESOLVED, to convene into closed session to discuss Fiorelli Enterprises v City of Flat Rock

Motion carried unanimously

Resolution 06-03-12

Motion by Wilkins
Supported by Martin

RESOLVED, to reconvene into the regular City Council meeting

Motion carried unanimously

Resolution 06-03-13

Motion by Martin
Supported by Moore

RESOLVED, to concur with the recommendation of the city assessor

Motion carried unanimously

11. CORRESPONDENCE:

NONE

12. ADJOURNMENT:

Resolution 06-03-14

Motion by Gagne
Supported by Martin

RESOLVED, to adjourn the regular City Council meeting of June 3, 2013 at 11:10 P.M.

All voting yes; motion carried unanimously.

JONATHAN DROPIEWSKI, MAYOR

DATE: _____
Approved

MEAGHAN K. ARMSTRONG, CITY CLERK