



City of Plymouth
City Commission Regular Meeting Minutes
Monday, April 4, 2022 7:00 p.m.
Plymouth City Hall

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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Phone 734-453-1234
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1. CALL TO ORDER

Mayor Moroz called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

Roll Call

Present: Mayor Nick Moroz, Mayor Pro Tem Tony Sebastian, Commissioners Suzi Deal, Linda Filipczak, Jennifer Kehoe, Alanna Maguire, Kelly O'Donnell

Also present: City Manager Paul Sincock, Attorney Bob Marzano, Public Safety Director Al Cox, and various members of the City administration

2. CITIZEN COMMENTS

Joseph Tebor gave information about upcoming events at the VFW 6695.

Jill Marecki of 610 Blunk commented on the outdoor dining policy and volunteering for baseball field maintenance.

Lee Jacinski of 1380 Maple spoke about enforcement of the tree ordinance.

3. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by O'Donnell, to approve the agenda for Monday, April 4, 2022.

There was a roll call vote.

Yes: Maguire, Kehoe, Sebastian, Deal, O'Donnell, Filipczak, Moroz

MOTION PASSED 7-0

4. ENACTMENT OF THE CONSENT AGENDA

- a. Approval of March 21, 2022 City Commission Meeting Minutes
- b. Special Event: Recreation Department Soccer & T-Ball Practices-(M-F) Friday Apr 4-Jul 29, 2022, Aug 22-Oct 28
- c. Special Event: Wednesday Night Workouts- Wednesday Evenings, Memorial Day-Labor Day
- d. Special Event: Michigan Philharmonic Pops Concert- Tuesday, June 7, 2022
- e. Special Event: Michigan Philharmonic An American Salute Concert- Saturday, June 25, 2022

Filipczak offered a motion, seconded by Sebastian, to approve the consent agenda.

There was a roll call vote.

Yes: Filipczak, O'Donnell, Deal, Sebastian, Kehoe, Maguire, Moroz

MOTION PASSED 7-0

5. PRESENTATION

- a. Redevelopment Ready Communities

Senior Redevelopment Ready Communities (RRC) Planner Elizabeth King of the Michigan Economic Development Corporation gave an overview of the RRC program and best practices. She congratulated the City of Plymouth for reaching RRC Essentials status and gave options to proceed.

6. COMMISSION COMMENTS

Maguire wished Ramadan Mubarak to those who observe it. She also said she appreciated that the April Plymouth Pulse included information on pollinators.

Kehoe said she appreciated the work of the staff who worked on the RRC program.

Deal congratulated the staff for the RRC recognition and reminded the group that there would be an Artisan Market in the downtown area on April 23.

O'Donnell said applications for the Ruth Huston Whipple Award were due on April 30.

Moroz recognized April staff anniversaries for Ron Baase – 25 years, Officer Jeff Jones – 20 years, Sam Plymale – 8 years, and Officer James Baber – 8 years. He also mentioned that April 11 is World Parkinson's Day and acknowledged the heroism of former City Commissioner Ed Krol has been in his fight with Parkinson's and as a strong civil servant on the City Commission.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Cross Connection Control Program Renewal

The following resolution was offered by Filipczak and seconded by O'Donnell.

RESOLUTION 2022-20

WHEREAS The City of Plymouth operates a water distribution system in accordance with requirements of the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE); and

WHEREAS In order to protect the public health, safety and welfare and the public water supply the City is required to have a Cross Connection Program.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize a Professional Services Contract with Hydro Corp of Troy, Michigan to complete the City's Cross Connection Program at a cost of \$1,637.00 per month for a two-year contract for a total \$39,288.00.

Moroz remarked on the importance of this service as a component of providing safe drinking water.

There was a roll call vote.

Yes: Maguire, Kehoe, Sebastian, Deal, O'Donnell, Filipczak, Moroz

MOTION PASSED 7-0

b. Emergency Purchase of Airless Athletic Field Painter

The following resolution was offered by Filipczak and seconded by O'Donnell.

RESOLUTION 2022-21

WHEREAS The City of Plymouth operates a youth soccer program to help the community health; and

WHEREAS The contractor that the City was using to paint athletic fields has decided that issues with fuel pricing, labor shortages, and supply chain issues that they would retire; and

WHEREAS This caused the City to move forward with the emergency purchase of an athletic field painter machine, before the supply of available units was gone.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby confirm the emergency purchase that was authorized by the City Manager to purchase a new airless field painter from Pioneer Athletics in the amount of \$6,700.00. Funding for this purchase shall be charged to the Recreation Fund – Soccer Operating Supplies.

Commission members noted that bringing field painting in-house is beneficial and that it helps support the need for an additional recreation staff position. In response to the citizen comment about

volunteering, members suggested this process was too specialized for volunteers, but after-game field cleanup could be an option.

There was a roll call vote.

Yes: Filipczak, O'Donnell, Deal, Sebastian, Kehoe, Maguire, Moroz

MOTION PASSED 7-0

c. Road Salt Purchase

The following resolution was offered by Filipczak and seconded by O'Donnell.

RESOLUTION 2022-22

WHEREAS The City of Plymouth operates a road system, and the winter months require that the City take certain snow and ice control measures to ensure the public safety; and

WHEREAS The City of Plymouth uses a significant amount of Road Salt to keep the City's roads passable during the winter months; and

WHEREAS The City is may choose to participate in the State of Michigan group purchasing plan known as the MIDEAL for the purchase of Road Salt.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize the City Administration to enter into an agreement with the State of Michigan for the purchase of Road Salt through the MIDEAL Extended Purchasing Plan for the 2022 - 23 winter season. The City shall contract for 1,000 tons of road salt and comply with the terms of the MIDEAL contract when it is awarded.

O'Donnell mentioned that the cost of salt was reduced last year and hoped it would be this year as well. Moroz noted that the brine lab reduces the amount of road salt used by 25%, keeping down costs and having less of an environmental impact.

There was a roll call vote.

Yes: Maguire, Kehoe, Sebastian, Deal, O'Donnell, Filipczak, Moroz

MOTION PASSED 7-0

d. Builder Code of Conduct

Filipczak offered a motion, seconded by O'Donnell, to allow Maguire to abstain from voting.

RESOLUTION 2022-23

WHEREAS The City Commission has identified Attractive, Livable Communities as goal area four of the City's Strategic Plan; and

WHEREAS A Builders Code of Conduct is identified as an action step in goal area four; and

WHEREAS The City Commission has worked with the administration to develop the Good Neighbor Builder Code of Conduct, which encourages safe, tidy and neighborhood friendly construction sites; and

WHEREAS The City Commission encourages all builders to engage in the program.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept and approve the enclosed Good Neighbor Builder Code of Conduct,

NOW BE IT FURTHER RESOLVED THAT the City Commission of the City of Plymouth hereby directs the administration to develop include the Good Builder Code of Conduct into the regular information exchange with builders and develop a site signage program for those builders opting into the code of conduct.

O'Donnell said she thinks this document facilitates communication and lends to a better quality of life for residents.

Ellen Elliott of 404 Irvin shared a photo of an impassible sidewalk and asked about the mechanism for enforcement.

Moroz said the building code of conduct is voluntary, but ordinance infractions could be brought to the Community Development Department.

O'Donnell reiterated that this is not an enforceable document, but a communications piece.

There was a roll call vote.

Yes: Filipczak, O'Donnell, Deal, Sebastian, Kehoe, Maguire, Moroz

MOTION PASSED 7-0

GOOD NEIGHBOR BUILDER CODE OF CONDUCT

The City of Plymouth encourages responsible, considerate development in its residential and commercial neighborhoods. Builders* have the right to develop their property consistent with the laws of the City of Plymouth, Wayne County, and the State of Michigan. To preempt disputes and encourage goodwill, we ask Builders to adhere to this Good Neighbor Builder Code of Conduct:

Be Good Guests

Builders are guests in our community and are expected to respect the existing neighbors and their property. Builders are expected to operate within the confines of the Plymouth city ordinances, codes, and policies and should make every reasonable effort to operate in the least disruptive fashion possible as to equipment operation, noise of operations, employee behavior, cleanliness of the site, and safety of the site.

Facilitate Communication with Neighbors

We encourage builders to communicate with the adjacent neighbors by explaining their proposed project, expected duration of construction, and names of contacts. Additionally, builders should attempt to determine if any problems could be avoided and attempt to address any concerns of the neighbors before the project starts. City Community Development staff will make the site plans and exterior elevations available to the public at city hall pursuant to the public disclosure laws.

Manage and Secure Construction Sites

Builders should manage the site to minimize safety risks to their neighbors and the public at large. Site management, including controlling the material and equipment deliveries so as not to overload the site or the right-of-way, is expected. Excavating for footings and foundations is expected to be timed so that construction follows as quickly as possible to minimize the safety risks of open unprotected excavations.

Compliance with the construction site fencing, silt fencing, and Wayne County Soil Erosion policies is required. Every effort should be made to keep adjacent public sidewalks open and usable or a [sidewalk closure permit](#) must be obtained. Unless closed with a temporary sidewalk, closure permit sidewalks must be kept clean, clear, and passable of debris, dirt, mud, etc. Snow and ice must also be removed from sidewalks within 24 hours of accumulation. Grass and weeds on all construction sites must be trimmed and in compliance with local ordinance requirements.

Walkways leading to and from schools and public facilities require extra care to avoid even temporary closure during normal travel time. Placement of portable restroom facilities and solid waste disposal should be placed on the building site to minimize the impact on neighboring property. Use the link below to review the City's construction site maintenance provisions and regulations: [Construction Site Regulations](#)

Exert Care to Prevent Negative Impacts

Builders are to exert extreme care in designing their projects and constructing their improvements to avoid cutting cable, telephone, power lines, etc. Care is to be exercised in grading and excavating so as to prevent damage to property, trees, and landscaping on neighboring properties and public rights-of-way. Adequate provision for power and water is to be provided on-site; unlicensed use of a neighbor's utilities is prohibited.

Consider the Surroundings

Builders are encouraged to preserve existing natural features on their property including trees and shrubbery. Efforts to blend designs into existing neighborhoods are encouraged. Builders are encouraged to maintain as much permeable surface as possible to reduce stormwater run-off.

**The use of the term Builder includes the developing lot owner, the general contractor of a construction project, and/or all subcontractors.*

9. REPORTS AND CORRESPONDENCE

a. Delivery of 2022-23 Proposed Budget to City Commission – NO ACTION NEEDED

Sincock provided an overview of the budget requirements and processes, noting that the Headlee rollback would lower the tax rate for the 8th consecutive year and that the 35th District Court's deficit spending affects the City's budget as well. He noted that the City of Plymouth is in the 11th year of a 12-year contract with the City of Northville for fire services, something that will need to be discussed in the budget process.

Budget study sessions will take place on April 12, April 14 (if necessary) and April 18 (if necessary). Moroz said he expected to need two sessions.

b. Appointments – none

c. Liaison Reports

O'Donnell said the Planning Commission meets next Wednesday, April 13.

Deal said the HDC meets this Wednesday, April 6.

Sebastian said he attended the Northville-Plymouth Fire Advisory Board meeting this afternoon and received a report stating that this quarter, our department attended 1,000 hours of training and performed 180 inspections.

Kehoe said the ZBA meets this Thursday, April 7.

Maguire said April 3-9 is National Library Week and encouraged attendance at the Plymouth District Library events.

Moroz said the DDA would be meeting next Monday, April 11.

10. ADJOURNMENT

A motion to adjourn was offered by Filipczak and seconded by O'Donnell at 8:05 p.m.

There was a roll call vote.

Yes: Maguire, Kehoe, Sebastian, Deal, O'Donnell, Filipczak, Moroz

MOTION PASSED 7-0

NICK MOROZ
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK