



**City of Plymouth**  
**City Commission Regular Meeting Minutes**  
**Monday, October 17, 2022, 7:00 p.m.**  
**Plymouth City Hall 201 S. Main St. Plymouth, MI**

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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. and led the Pledge of Allegiance.

a. Pledge of Allegiance

b. Roll Call

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

Also present: City Manager Paul Sincock, Attorney Bob Marzano and various members of the City administration

c. Appointment of Commissioner

Moroz nominated Marques Thomey to fill the open commission position. Kehoe seconded the nomination. There was unanimous approval of the City Commission. City Clerk Maureen Brodie conducted the swearing in, and Thomey joined the rest of the Commission on the dais.

**2. PROCLAMATION: WORLD POLIO DAY**

**3. APPROVAL OF MINUTES**

Filipczak offered a motion, seconded by Thomey, to approve the minutes of the October 3, 2022 meeting.

MOTION PASSED 7-0

**4. APPROVAL OF THE AGENDA**

Filipczak offered a motion, seconded by O'Donnell, to approve the agenda for Monday, October 17, 2022.

MOTION PASSED 7-0

**5. ENACTMENT OF THE CONSENT AGENDA**

O'Donnell offered a motion, seconded by Kehoe, to approve the consent agenda for October 17, 2022.

- a. Approval of September 2022 Bills
- b. Old Village Halloween Carnival – October 30, 2022
- c. Worldwide Candle Lighting – December 11, 2022
- d. Walk of Trees – November 19, 2022 to January 4, 2023
- e. Praise Fest in Kellogg Park – June 11, 2023
- f. Campaign Event for Governor Whitmer Event in Kellogg Park – October 25, 2022

MOTION PASSED 7-0

**6. CITIZEN COMMENTS**

There were no citizen comments.

**7. COMMISSION COMMENTS**

Maguire reminded the group to vote on November 8.

Thomey said he was honored to re-join the City Commission and thanked the group and his family for support.

Moroz recognized the following employees for their years of service: Brian Ronayne – 2 years; John Segura – 2 years; John Scanlon – 5 years; David Edwards – 11 years; Jennifer Coykendall – 22 years; Mike Brindley – 24 years; Maureen Brodie – 25 years; Steve Anderson – 29 years.

## **8. PUBLIC HEARING**

### **a. Possible Expansion of Liquor License Cap**

Moroz opened the public hearing at 7:16 p.m.

Warren Stobbe, 383 Blunk, had questions about the history of the liquor license cap and why it's being reviewed now.

Landon Garrett, Ironwood Grill and Park Place Gastro Pub, asked what the City was doing about parking mentioned the ordinance that requires liquor-serving businesses to sell food.

Tanya Yaldo, Thai Basil, said she was in favor of increasing the cap so she could get a liquor license for her business.

Jeff Sisolak, 939 Penniman, said he didn't think the cap should be increased and that he would prefer a more diverse business mix.

Tom Genay, Park Place Gastro Pub, said parking was an issue.

Paul Salloum, who owns several buildings in town, said the cap should not increase for new businesses, since many established businesses had to wait for years for a license to become available. He said adding liquor licenses would dilute the current businesses.

Dean Rovinelli, Barrio, said he was concerned the City's infrastructure couldn't handle new restaurants.

Josh Rimatzki, 590 Jener, said the City should look into ways to reduce barriers to bringing new businesses to town.

Ryan Yaquinto, Comparis, Fiamma, and Sardine Room, said the City should have slow, monitored growth, and encouraged more parking conversation prior to increasing liquor licenses.

Hearing no further comment, Moroz closed the public hearing at 7:30 p.m.

Filipczak offered a motion to leave the current liquor license cap in place. The motion was not supported.

O'Donnell offered the following motion, which was seconded by Kehoe.

### **RESOLUTION 2022-73**

WHEREAS The City Commission was desirous of reviewing the City's Liquor Management Ordinance  
And seeking public input to the review of any potential changes.

NOW THEREFORE BE IT RESOLVED THAT after a Public Hearing on potential changes to the Liquor Management Ordinance, the City Commission of the City of Plymouth has determined direct the City Administration to prepare Ordinance amendments that will add two liquor licenses to the cap in the DDA and no additional licenses in areas outside of the DDA.

Commission members discussed the history of the cap, which was instituted in the 1990s to balance the business mix in the City. It was emphasized that the City Commission does not decide which businesses get liquor licenses – it is dependent on who gets their paperwork back from the State of Michigan first. Parking was discussed, as was the potential impact on existing businesses.

There was a roll call vote.

Yes: Deal, Kehoe, Maguire, O'Donnell, Thomey, Moroz

No: Filipczak

MOTION PASSED 6-1

**9. OLD BUSINESS**

There was no old business.

**10. NEW BUSINESS**

a. Great Lakes Water Authority Contract Amendment

The following resolution was offered by Thomey and seconded by Filipczak.

RESOLUTION 2022-74

WHEREAS The City of Plymouth has a contract with Great Lakes Water Authority (GLWA) to provide for the delivery and purchase of potable water for the City; and

WHEREAS The contract does provide for reopeners to allow both parties to amend the contract terms, if needed; and

WHEREAS The GLWA and the City have worked collaboratively to make minor adjustments in the contract.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopt the Amendment No. 2 to the Water Service Contract between the Great Lakes Water Authority and the City of Plymouth.

BE IT FURTHER RESOLVED THAT the Mayor of the City of Plymouth is authorized to sign the contract on behalf of the City and the City Clerk shall include a complete copy of the contract in the Meeting Minutes of this City Commission Meeting.

**AMENDMENT NO. 2 TO WATER SERVICE CONTRACT  
BETWEEN  
GREAT LAKES WATER AUTHORITY  
AND  
CITY OF PLYMOUTH**

This Amendment No. 2 (“Amendment”) is made between the Great Lakes Water Authority, a municipal authority and public body corporate (“GLWA”), and the City of Plymouth, a municipal corporation (“Member Partner”). GLWA and Member Partner are collectively referred to as the “Parties”.

RECITALS

- A. GLWA leases, operates, and maintains the public water supply system owned by the City of Detroit (“System”); and
- B. On October 14, 2008, the Parties entered a Water Service Contract (“Contract”) reflecting the terms and conditions governing the delivery and purchase of potable water, as subsequently amended and assigned; and
- C. GLWA has determined that its charge methodology renders irrelevant the “minimum take or pay” terms of Section 5.06 of the Contract; and
- D. Through the One Water Partnership, GLWA member partners requested that GLWA undertake an effort to place all member partners on the same periodic contract review schedule (“Reopener Schedule”) to assist in reducing, as much as practicable, volatility in member partner water charges; and
- E. GLWA devised a contract alignment process (“CAP”) that results in all model water contracts being reopened on a four-year schedule beginning in calendar year 2022 and every four years thereafter; and
- F. Article 15 of the Contract permits the Parties to amend the Contract by mutual agreement; and
- G. In consideration of the mutual undertakings of the Parties and for the benefit of the public, it is the mutual desire of the Parties to enter this Amendment to amend the Contract as set forth in detail in the following sections.

ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:

- 1. Section 2.01 is deleted in its entirety and replaced with the following:

2.01 Term. The GLWA shall sell and supply water to Customer from the System in accordance with the terms of this Contract for a period of thirty years from the effective date of this Contract and any ten-year renewal terms (collectively the “Contract Term”), subject to Article 3 herein. The effective date of this Contract shall be October 14, 2008. This Contract replaces and supersedes any prior water service contracts between the Parties and any prior water service contracts between the City of Detroit and Customer.

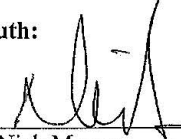
2. Section 5.06 of the Contract is deleted in its entirety.
3. Section 5.07 of the Contract is deleted in its entirety and replaced with the following:

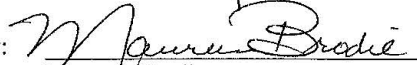
5.07 Periodic Review and Reopener. For Customer and System planning purposes and, regarding the Minimum Annual Volume, enforcement of the provisions of Article 3, Maximum Flow Rates, Pressure Ranges, Projected Annual Volumes and Minimum Annual Volumes (collectively, "Values") shall be established by mutual agreement for the Contract Term. As of calendar year 2018, the Parties shall review the Values in calendar year 2022 and every four years thereafter for the Contract Term and any renewal terms (each review year a "Reopener Year", and collectively the Reopener Years comprising the "Reopener Schedule"). However, if Customer executes the Contract more than two years before the next Reopener Year, then the Reopener Schedule set forth in bold type in Exhibit B, Table 2, shall be modified and shown to permit one additional Reopener Year prior to the next Reopener Year in the Reopener Schedule. The Values shall be contractually binding between each Reopener Year. If the Parties do not negotiate Values according to the Reopener Schedule, then the Values established for planning purposes (as shown in italicized type in Exhibit B) shall become contractually binding until the next Reopener Year.
4. Exhibit A of the Contract is amended by deleting in its entirety the existing Exhibit A and substituting the attached Exhibit A in its place.
5. Exhibit B of the Contract is amended by deleting in its entirety the existing Exhibit B and substituting the attached Exhibit B in its place.
6. Except for the provisions of the Contract specifically contained in this Amendment, all other terms, conditions, and covenants contained in the Contract shall remain in full force and effect and as set forth in the Contract.
7. This Amendment to the Contract shall be effective and binding upon the Parties when it is signed and acknowledged by the duly authorized representatives of both Parties and is approved by Member Partner's governing body and the GLWA Board of Directors.

*(Signatures appear on next page)*

Accordingly, GLWA and Member Partner, by and through their duly authorized officers and representatives, have executed this Amendment.

**City of Plymouth:**

By:   
\_\_\_\_\_  
Nick Moroz  
Mayor

By:   
\_\_\_\_\_  
Maureen Brodie  
City Clerk

APPROVED BY  
PLYMOUTH CITY COMMISSION ON: 10/17/2022  
Date

**Great Lakes Water Authority:**

By: \_\_\_\_\_  
Suzanne R. Coffey, P.E.  
Chief Executive Officer

Dated: \_\_\_\_\_

APPROVED BY  
GLWA BOARD OF DIRECTORS ON: \_\_\_\_\_  
Date

APPROVED AS TO FORM BY  
GLWA GENERAL COUNSEL ON: \_\_\_\_\_  
Signature/Date

EXHIBIT B

Projected Annual Volume and Minimum Annual Volume (Table 1)  
Pressure Range and Maximum Flow Rate (Table 2)  
Flow Split Assumptions (Table 3)  
Addresses for Notice (Table 4)

Table 1 and Table 2 set forth the agreed upon Projected Annual Volumes, Minimum Annual Volumes, Pressure Ranges and Maximum Flow Rates for the term of this Contract provided that figures in bold type face are immediately enforceable pursuant to the terms of Section 5.07 and italicized figures are contained for planning purposes only but will become effective absent the negotiated replacements anticipated in Section 5.07.

The approximate rate of flow by individual meter set forth in Table 3 is the assumption upon which the Pressure Range commitments established in Table 2 have been devised. Should Customer deviate from these assumptions at any meter(s), the Board may be unable to meet the stated Pressure Range commitments in this Contract or in the contract of another customer of the Board and Section 5.08 of this Contract may be invoked.

EXHIBIT B

Table 1  
 Projected Annual Volume and Minimum Annual Volume

Fiscal Year Ending June 30	Projected Annual Volume (mcf)	Minimum Annual Volume (mcf)
2009	<b>49,500</b>	<b>24,750</b>
2010	<b>49,500</b>	<b>24,750</b>
2011	<b>49,500</b>	<b>24,750</b>
2012	<b>49,500</b>	<b>24,750</b>
2013	<b>49,500</b>	<b>24,750</b>
2014	<b>49,500</b>	<b>24,750</b>
2015	<b>49,500</b>	<b>24,750</b>
2016	<b>49,500</b>	<b>24,750</b>
2017	<b>49,500</b>	<b>24,750</b>
2018	<b>49,500</b>	<b>24,750</b>
2019	<b>46,000</b>	<b>23,000</b>
2020	<b>46,000</b>	<b>23,000</b>
2021	<b>46,000</b>	<b>23,000</b>
2022	<b>46,000</b>	<b>23,000</b>
2023	<b>46,000</b>	<b>23,000</b>
2024	<b>46,000</b>	<b>23,000</b>
2025	<b>46,000</b>	<b>23,000</b>
2026	<b>46,000</b>	<b>23,000</b>
2027	<b>46,000</b>	<b>23,000</b>
2028	<i>46,000</i>	<i>23,000</i>
2029	<i>46,000</i>	<i>23,000</i>
2030	<i>46,000</i>	<i>23,000</i>
2031	<i>46,000</i>	<i>23,000</i>
2032	<i>46,000</i>	<i>23,000</i>
2033	<i>46,000</i>	<i>23,000</i>
2034	<i>46,000</i>	<i>23,000</i>
2035	<i>46,000</i>	<i>23,000</i>
2036	<i>46,000</i>	<i>23,000</i>
2037	<i>46,000</i>	<i>23,000</i>
2038	<i>46,000</i>	<i>23,000</i>

EXHIBIT B

Table 2  
Pressure Range and Maximum Flow Rate

Calendar Year	Pressure Range (psi)		Pressure Range (psi)		Maximum Flow Rate (mgd)	
	Meter PL-01		Meter PL-02		<u>Max Day</u>	<u>Peak Hour</u>
	<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>		
2008	120	145	93	121	1.81	2.62
2009	120	145	93	121	1.81	2.62
2010	120	145	93	121	1.81	2.62
2011	120	145	93	121	1.81	2.62
2012	120	145	93	121	1.81	2.62
2013	120	145	93	121	1.81	2.62
2014	120	145	93	121	1.81	2.62
2015	120	145	93	121	1.81	2.62
2016	120	145	93	121	1.81	2.62
2017	120	145	93	121	1.81	2.62
2018	120	145	93	121	1.81	2.62
2019	120	145	93	121	1.81	2.62
2020	120	145	93	121	1.81	2.62
2021	120	145	93	121	1.81	2.62
2022	120	145	93	121	1.81	2.62
2023	120	145	93	121	1.81	2.71
2024	120	145	93	121	1.81	2.71
2025	120	145	93	121	1.81	2.71
2026	120	145	93	121	1.81	2.71
2027	120	145	93	121	1.81	2.71
2028	120	145	93	121	1.81	2.71
2029	120	145	93	121	1.81	2.71
2030	120	145	93	121	1.81	2.71
2031	120	145	93	121	1.81	2.71
2032	120	145	93	121	1.81	2.71
2033	120	145	93	121	1.81	2.71
2034	120	145	93	121	1.81	2.71
2035	120	145	93	121	1.81	2.71
2036	120	145	93	121	1.81	2.71
2037	120	145	93	121	1.81	2.71

EXHIBIT B

Table 3  
Flow Split Assumptions

Meter	Assumed Flow Split (2023-2026)
PL-01	0 – 20 %
PL-02	80 – 100 %

Table 4  
Addresses for Notice

If to the GLWA:	If to Customer:
Great Lakes Water Authority 735 Randolph Street, Suite 1901 Detroit, Michigan 48226  Attention: General Counsel	City Manager City of Plymouth 201 S. Main Street Plymouth, Michigan 48170  Cc: Director of Municipal Services

MOTION PASSED 7-0

- b. Final Payment to Shaw Construction for Bathroom Renovations at Cultural Center

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

RESOLUTION 2022-75

WHEREAS The City completed ADA Bathroom project Phases 1 & 2 at the Plymouth Cultural Center; and

WHEREAS The project has been completed by Shaw Construction and they are requesting first and final payment on the project.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize final payment to Shaw Construction for the Plymouth Cultural Center ADA Bathroom Projects Phases 1 & 2 in the amount \$21,445.

MOTION PASSED 7-0

c. Authorization for Mayor to Sign Submittals on Saxton's Parking Lot Development

RESOLUTION 2022-76

WHEREAS The City of Plymouth maintains a public parking system and the City Commission is desirous of making improvements to what is commonly known as the Saxton's Parking Lot; and

WHEREAS The City Engineer has developed a plan for improvements to that parking lot.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize the engineer to proceed to finalize the plans and prepare submittals for the Planning Commission and the Historic District Commission. Further, the mayor is authorized to sign submittals on behalf of the City.

Commission members noted that the master plan calls for this property to be zoned High Density Mixed Use and it may be used that way in the future.

MOTION PASSED 7-0

**11. REPORTS AND CORRESPONDENCE**

a. Liaison Reports

Maguire reminded the group that the library board would be meeting on Tuesday. She said there were copies of the League of Women Voters guide to the election at the library.

Moroz said the DDA discussed parking and the liquor license cap at their last meeting.

O'Donnell said the Planning Commission approved the site plan for High Line and discussed the master plan, which they will review in 2023.

Kehoe said the Old Village Association was planning a Halloween party on October 30 from noon-4 p.m.

b. Appointments – if needed

There were no appointments.

**12. ADJOURNMENT**

A motion to adjourn was offered by O'Donnell and seconded by Maguire at 8:16 p.m.

MOTION PASSED 7-0

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NICK MOROZ  
MAYOR

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MAUREEN A. BRODIE, CMC, MiPMC  
CITY CLERK