

**CITY OF KEEGO HARBOR  
STUDY SESSION MEETING MINUTES  
TUESDAY, OCTOBER 15, 2024**

**CALL THE MEETING TO ORDER**

Mayor Kalman called the meeting to order at 7:00 PM

**ROLL CALL:**

***Present:*** Mayor Rob Kalman, Mayor Pro Tem Theresa Shimansky, Council Member Joel Ross, and Council Member John Fletcher

***Absent:*** Council Member Karson

*Motion by Mayor Pro Tem Shimansky; supported by Council Member Ross to excuse Council Member Karson.*

*Unanimous Vote: Ayes: 4                      Nays: 0*

*Motion Carries*

**STAFF PRESENT:** City Manager / City Clerk Tammy Neeb, Deputy Clerk Stacy Goodall, and City Attorney George Contis

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT:** (As to non-agenda items only)

Sue Williams 2917 Cordell Ave – The Friends of the Keego Harbor Police Millage has received \$690 in donations along with the logo. Lawn signs and flyers were distributed by volunteers.

Joel Yoder -Expressed gratitude to Council Member Karson for his service to Keego Harbor and mentioned that October 28th will be a call night to support Kirsten Sonnevile-Douglass.

**APPROVAL OF AGENDA**

Council Member Fletcher requested three TIFA items to the agenda.

*Motion by Council Member Ross; supported by Mayor Pro Tem Shimansky to approve the agenda.*

*Unanimous Vote: Ayes: 4                      Nays: 0*

*Motion Carries*

**AGENDA ITEMS:**

**Priority Waste- Contract Extension**

Brett Quitquit, representative for Priority Waste, introduced himself and addressed questions regarding the contract, which remains the same as the original with

GFL.

*Motion by Council Member Fletcher; supported by Mayor Pro Tem Shimansky to add this to the city council agenda.*

### **2025 GWBCCC Budget**

Dave Alberty, Executive Director of the Greater West Bloomfield Cable Communications Commission, presented the 2025 budget reflecting a 5.5% decrease in the funding request from last year. PEG fees can be used to purchase cameras for city meetings instead using our own general funds. The GWBCCC has contracted with Michigan Digital for eleven years and is currently soliciting bids from other vendors. A selection will be made on December 5<sup>th</sup>. The council will table the budget discussion until after the vendor selection.

### **FY 23-24 Budget Audit**

Rana Emmons, City Auditor, will present the budget on Thursday.

### **3170 Orchard Lake Rd- Final PUD Agreement**

Mr. Ara Darakjian and his Attorney Duncan Ogilvie were present along with the City Attorney George Contis. Several details were discussed, including snow removal, month-to-month rentals, minor modifications, site plan validity, financial incentives, and public benefits. This will be brought back to the City Council in November.

Break at 9:06 pm

Return from break 9:13 pm

### **GWBCCC Liaison Update**

Council Member Joel Ross and Ronnie Dahl discussed alternative investment option for Keego Harbor, including purchasing equipment, focusing on social media, establishing a media committee and setting up an account earmarked for programming.

### **Sale of the 2011 Tahoe**

There are no objections to auctioning the vehicle.

### **Parks and Recreation Event Calendar**

The calendar will be approved Thursday.

### **Road Project FY2425**

HRC is putting the project out to bid. Council Member Fletcher requested adding an alternative company option for the Fran Leaf Parking Lot, which can be funded by TIFA. City Manager Neeb confirmed that \$522,000 is allocated for the road project. The projected start date would be in June.

**TIFA**

- Tree Trimming and Removal- \$15,000
- McKenna to Market Keego- \$15,000
- Streetlights Electrical Issues- \$10,000

The City Council will approve TIFA requests on Thursday.

**Zoning Text Amendments: Article 10: Village Overlay District; Article 16.05: General Provisions, Commercial Design Standards, Residential and Commercial Architectural Design Standards Checklist, Article 17.06 Site Plan Review**

Article 16.05 was present as Ordinance 2024-01 which was approved and recommended by the Planning Commission to the City Council. Façade improvements and “Change of use” was discussed at the joint meeting. The Village Overlay District will not be moved forward at this time. Mr. Gibbs will be consulted first, and City Manager Neeb will contact John Jackson from McKenna to attend the potential meeting with Mr. Gibbs at the end of the month. The other zoning text amendments will be added to the City Council agenda.

**CITY COUNCIL COMMENTS**

**ADJOURNMENT**

Mayor Kalman adjourned the meeting at 9:48 PM.



Rob Kalman  
City of Keego Harbor, its Mayor



Stacy Goodall  
City of Keego Harbor, its Deputy Clerk