

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE
CITY COUNCIL CHAMBERS, 17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON
MONDAY, JULY 19, 2010.**

The meeting was called to order at 7:00 p.m.

ROLL CALL

Present: Mayor Scrace, Council Members Boettcher, Stempfle, Stevens, Walsh and Weipert

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Public Service Director Weitzel, Public Safety Director Fox and City Planner Jackson.

Motion by Council Member Weipert second by Council Member Stempfle to excuse Council Member Parthum from the meeting for personal reasons.

UNANIMOUSLY ADOPTED.

SETTING AGENDA

City Manager Dame indicated that a revised agenda was distributed to Council.

CONSENT AGENDA

Motion by Council Member Weipert second by Council Member Stempfle to approve the Consent Agenda consisting of the following:

- a. Minutes from the regular City Council meeting held June 21, 2010.
- b. Invoices
 1. Gorno Ford – Public Safety patrol vehicle, \$20,500
 2. McKenna Associates Inc. – Professional services, \$12,942
 3. Rizzo Services – Curbside Recycling, June, 2010, \$5,616
 4. Grosse Pointes-Clinton Refuse Disposal – Refuse disposal – May 2010, \$7,471.94
 5. Michigan Municipal League Workers' Compensation Fund – Quarterly premium, \$11,600
- c. Approval of the appointment of Kimberly Kleinow as City Treasurer.
- d. Approval of the establishment of a Receiving Board for the 2010 election cycle.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

OATH OF OFFICE – CITY TREASURER

City Clerk Arthurs administered the oath of office to Kimberly Kleinow, Finance Director/Treasurer. The City Council congratulated Ms. Kleinow on her appointment and welcomed her and her husband to the City.

PUBLIC HEARING – PROPOSED RESTRICTED OFFICE – 1 (RO-1) ZONING TEXT AMENDMENT

Mayor Scrace opened the public hearing and asked for the Planner's report. City Planner Jackson made the following report:

Pursuant to the discussion at the May City Council meeting regarding uses along Mack Avenue and specifically to a request to allow salons in the RO-1 district, a proposed text amendment was drafted. Barbershops and beauty shops are not currently permitted in the RO-1 district. The City recently adopted the T-1 and T-2 zoning districts in the Village replacing the RO-1 district on Notre Dame. The only remaining RO-1 districts are on Mack, with the exception of one small area on Cadieux.

On Mack Avenue, the issue is primarily parking. Beauty shops are required to provide one parking space for the operator (owner) and one for each employee. This typically results in fewer spaces than a typical retail operation, although not always.

The proposed text amendment to the zoning ordinance would allow barbershops and beauty shops as a special use in the RO-1 district. A provision has been added that would allow the Planning Commission to modify the parking requirement, if necessary. The parking modification would require the applicant to demonstrate that there is sufficient parking within the same block as the operation including public parking, on-street parking, or shared parking with another use. It would also require the applicant to demonstrate that the intensity of the proposed use would not conflict with other uses in the block and would require the applicant to survey existing parking spaces and utilization and compare that to the proposed use. It was noted that allowing service uses like barbershops and beauty shops on Mack is consistent with the intent of the Master Plan to promote a viable business district on Mack Avenue and maintain a balance between the intensity of uses and available parking.

Mayor Scrace asked for any public comment. The following comment was made:

Tom Pavlock, 18104 Mack Avenue expressed concern about parking in the area and stated that if the system "is not broke, don't fix it".

Hearing no additional comments, the Mayor closed public comment.

The Council discussed the use of municipal parking lots near Mack and the rates of on-street meters on Mack Avenue.

ORDINANCE ADOPTION

MOTION by Council Member Stempfle supported by Council Member Weipert, that the following ordinance be adopted:

ORDINANCE NO. 391

An Ordinance to amend Section 90-268 of the Code of Ordinances of the City of Grosse Pointe, Restricted Office -1 Zoning District.

(For complete text of Ordinance No. 391 - see Ordinance Book of the City of Grosse Pointe)

UNANIMOUSLY ADOPTED.

AUTHORIZATION OF BIDS FOR 2010 CONCRETE PAVEMENT REPAIR

Public Service Director Weitzel made the following report:

The City of Grosse Pointe Department of Public Works would like to replace deteriorated concrete sections of three streets in the City, Lakeland Ave, University Place and Lincoln. A map of the proposed areas to be repaired was submitted to Council. The City went out to bid for this proposal along with Grosse Pointe Woods and Grosse Pointe Shores and has received the bids listed in the engineer's report. It was noted that Galui Construction Company was the low bid for the City of Grosse Pointe at \$199,003. The 2010-2011 budget provides an allocation of \$262,000 for street resurfacing and engineering. The low construction bid of \$199,003 came under the preliminary estimate and budgeted amounts. It is recommended that staff be allowed to increase the base bid for additional work up to a total of \$225,000 using the per unit prices for catch basins and additional concrete work. Not included in the base bid was work to tie collapsing catch basins at the intersections into the project. Some additional concrete repairs would also be done due to the lower than estimated costs.

Motion by Council Member Weipert second by Council Member Stevens to approve and recommend the bid from Galui Construction Co. for the base bid amount of \$199,003, and additional work, in the amount not to exceed a total of \$225,000.

UNANIMOUSLY ADOPTED.

AGREEMENT WITH CARL WALKER – PARKING LOT 3 SERVICES

City Manager Dame made the following report:

Earlier this year, the City contracted with Carl Walker to examine parking lots 3 and 4 to develop conceptual plans for their reconstruction, consistent with the future use of those lots and the Village Master Plan for parking that Carl Walker developed for the City in 2006. Working with the City Planner, Carl Walker is also updating the usage of these lots, and working to assess the parking demand created by the Neighborhood Club/Beaumont Hospital joint venture project at the Neighborhood Club property.

Early input was provided by all the business stakeholders for both lots, and while the conceptual plans for Lots 3 and 4 have not been completed yet, it is the City’s desire to move ahead with this project for construction this fall. Recent meetings have been held with the Neighborhood Club exploring how the revamped City lot might be coordinated or merged with their parking lot. Over the next couple of weeks, final input from the stakeholders into the draft concept for Lot 3 is expected. At that point, the project will be ready to design, bid out and construct. The goal is to have this parking lot completed while Lot 2 can be used for displaced parkers while Kroger is under construction. It will also allow for the Neighborhood Club to construct their new facility next year without also necessitating the reconfiguration of Lot 3 at the same time. This agreement with Carl Walker allows them to continue with this project after the completion of the conceptual design through the engineering, bidding and oversight of the new Lot 3 construction. Council discussion took place regarding the use of a gated lot system, prioritization of this project over other parking lot projects, and the coordination of this project with the Neighborhood Club development.

The City has budgeted \$400,000 for the construction and design of this project from the Parking Fund. The preliminary estimate for construction currently stands at \$310,000 and the engineering and design services fee for Carl Walker is a flat rate of \$22,000.

Motion by Council Member Weipert second by Council Member Walsh to approve and authorize the City Manager to execute the agreement with Carl Walker for engineering, design and oversight of the Lot 3 reconstruction project, subject to review and approval by the City Attorney.

UNANIMOUSLY ADOPTED.

STAFF REPORTS

City Manager Dame reported on a State grant application through MDOT relating to the City’s proposed water main project on Mack Avenue. Chief Fox updated Council on recent storms stating there were no related fires and ongoing discussions about mutual aid. City Clerk Arthurs reported on election preparation, the temporary relocation of the polling place and the new electronic poll book laptop computers to be utilized by election worker on August 3.

COUNCIL COMMENT

The Council commented on the following topics:

- Progression of the Kroger development project in the Village.
- Mutual aid costs relating to various communities
- Appreciation was expressed to Christopher Hardenbrook for coordinating the 100th anniversary of Neff Park celebration. It was a great success.

On Motion, the meeting was adjourned at 7:50 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe