

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE CITY COUNCIL CHAMBERS,
17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, OCTOBER 20, 2008.**

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

ROLL CALL

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

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Assistant City Manager Fincham, Public Service Director Weitzel, Public Safety Director Fox and Water Superintendent Huvaere.

CONSENT AGENDA

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

1. Minutes from the regular Council meeting held on September 15, 2008.
2. Invoices
 - a. City of Grosse Pointe Farms – Radio fee, \$8,129.77
 - b. City of Detroit Board of Water Commissioners – Sewage Disposal for July, 2008, \$85,991.72 and August, 2008, \$104,607.28
 - c. Buff Whelan Chevrolet Inc. – Patrol vehicle, \$20,953.63
 - d. McKenna Associates – Professional Planning Services \$7,597.50
 - e. Tringali Sanitation – Curbside Recycling Collection, Aug. 2008, \$5,088
 - f. Plante & Moran PLLC – Progress payment, profess. services, \$18,350
 - g. Michigan Municipal League Liab. & Prop. Pool – Annual insurance premium, \$113,980
 - h. L3 Communications Mobile-Vision Inc. – Digital video system \$14,810
 - i. Grosse Pointes-Clinton Refuse Disposal – Refuse Disposal Aug. 2008 \$6,726.53
 - j. French Associates – Space Needs Study - \$5,380.56
3. Approved a Resolution authorizing the City of Grosse Pointe public Services Director to apply for Wayne County's right-of-way maintenance permit.
4. Approved and adopted Ordinance No. 379 regarding street obstructions and permits. (For complete text of Ordinance No. 359 - see Ordinance Book of the City of Grosse Pointe)

CONSENT AGENDA UNANIMOUSLY ADOPTED.

PURCHASE OF PARKING/WATER UTILITY VEHICLE

Public Service Director Weitzel made the following report:

The City of Grosse Pointe Parking/Water Department solicited and received three bids for a new 2008 4x4 utility vehicle. The new vehicle will have a loader bucket, snow plow and sweepster broom to remove snow from the roof of the parking structure and other areas around the community. Also the vehicle will be able to be used for the water department after water main breaks and service repairs. The three bids received are as follows:

Bobcat of Motor City, \$42,780.03
Carleton Equipment Company \$48,700
Bobcat of Lansing, \$50,385

Because the vehicle will be shared between the Parking and Water departments, the funds were budgeted as the following: Parking Fund Capital Account \$35,000 and Water & Sewer Fund Equipment replacement \$17,500.

Motion by Council Member Weipert second by Council Member Stevens to award the bid for the purchase of a 2008 Bobcat Toolcat to the low bidder, Bobcat of Motor City in Clinton Twp., for a price not to exceed \$42,780.03.

UNANIMOUSLY ADOPTED.

PURCHASE OF TWO FOUR-WHEEL DRIVE UTILITY TRACTORS

Public Service Director Weitzel made the following report:

Bids were solicited for the purchase of two new 2008 4x4 utility tractors. Bid packages were sent to five firms and two were received. The new tractors, if approved, will have a loader bucket, pallet forks, V snowplows and sweepster brooms to remove snow from City sidewalks and other area around the community. The tractors are also used for numerous other tasks around the city such as cutting the large areas at Elworthy Field, moving equipment, street repair and much more. The proposed tractors replace the former two tractors purchased in 1992. The bids received are as follows:

D & G Equipment, Inc.	\$80,338.38
Trade in allowance	<u>\$15,000.00</u>
Total	\$65,338.38
Weingartz Supply Co. Inc.	\$81,444.00
Trade in allowance	<u>\$15,600.00</u>
Total	\$65,844.00

Motion by Council Member Weipert second by Council Member Parthum to award the bid for the purchase of two 2008 John Deere Tractors model #3720 including attachments with two trade ins to the low bidder, D & G Equipment, Inc., at a total price of \$65,338.38.

UNANIMOUSLY ADOPTED.

PURCHASE OF A CUSHMAN VEHICLE

Public Service Director Weitzel made the following report:

Bids were solicited and four were received for the purchase of a Cushman vehicle. W.F. Miller is the low bidder and will provide an equivalent Cushman model that has a rated load capacity of 2,850 lbs. rather than the model specified by the City which requires a minimum rated load capacity of 2,400 lbs. The vehicle will be used for residential trash pickup and will replace a 1996 Cushman which will be scrapped and used for parts. Listed below are the quotes received:

W.F. Miller	\$19,908
Pifer Inc.	\$24,500
Great Lakes Power Lift	\$22,439
Crown Lift Trucks	\$21,593.96
Backer Vehicle Systems	No Bid

Motion by Council Member Stempfle second by Council Member Stevens to accept the quote and issue a purchase order to W.F. Miller in the amount of \$19,908 for the purchase of a Cushman vehicle.

UNANIMOUSLY ADOPTED.

EXTENSION OF AGREEMENT WITH VILLAGE INN

City Manager Dame made the following report:

At the beginning of this year, the City sent out an RFP/Q to approximately 20 hotel developers, operators and hospitality industry consultants. On March 31, the City received a response from a group of partners who formed The Village Inn of Grosse Pointe, LLC. This group proposed to build a 50-60 room boutique hotel on the Notre Dame side of City owned parking lot 2 which would be next to the parking structure which is currently in the early planning stages on the St. Clair side of Lot 2.

In April, the City and The Village Inn entered into a pre-development agreement providing for a six-month period for the City and the development team to review the feasibility of the proposed boutique hotel. Significant progress has been made since that time including the final independent hotel market analysis which confirms there is a market to open and operate a high-end boutique hotel. Developer financing and a City due diligence review of financing and terms for the project have yet to be concluded. The Village Inn has requested a three-month extension of the existing pre-development agreement to allow more time for this exploratory work of the preliminary phase of development to be completed. Council discussion took place regarding the extension request. It was noted that the amendment allows the City Manager to extend the agreement an additional three months if necessary.

Motion by Council Member Stevens second by Council Member Weipert to execute the extension agreement with The Village Inn.

UNANIMOUSLY ADOPTED.

CITY FEE SCHEDULE CHANGES

City Manager Dame made the following report:

The annual review of current fees charged by the City for various services, registrations, permits and regulations was last completed in May to become effective July 1, 2008. Several miscellaneous updates are recommended at this time.

Building Dept. – With the adoption of the portable sign ordinance, the rate of the permit fee is proposed to be \$5 per month and \$40 per year. In addition, to rent the sign that the City intends to purchase, the cost for a single business would be \$20 for each period of use no greater than one month. Also, as a result of the process of accommodating the commercial film that was shot on Mack Avenue during the summer, several changes are recommended that would expedite the process for filmmakers and make it clear what the cost is of a film permit, blocking right of way, or using City parking metered spaces. The right of way obstruction cost is proposed to be \$10 per day unless the film requires closing a whole block in which case \$40 per day is recommended. Also, a \$25 film project application fee and reimbursement of any costs the City incurs for overtime, etc. is proposed. The right of way obstruction permit charge also applies to contractor's construction permits. The \$4 rate per day for staging a project in a metered parking space is what has been in practice and a \$6 rate per day for staging in on street metered parking spaces is recommended to reflect the premium nature of on street parking in business districts.

Finance – As discussed on several occasions by the Council, there will be a fee for the recycling carts purchased earlier this year and distributed to residential dwellings which had not previously purchased them for \$60. The recycling cart is part of an expanded recycling initiative intended to improve the waste disposal responsibilities of the City, reduce landfill costs and improve the appearance of the neighborhoods. Similar to the recycling service pickup costs that are placed on the water bill, the \$60 fee for the carts will be spread out over quarterly water bills. The cost is directly proportionate to the necessary costs of implementation of the program.

Council discussion took place regarding the proposed fee schedule changes proposed.

Motion by Council Member Weipert second by Council Member Parthum to adopted the proposed fee schedule changes effective immediately.

UNANIMOUSLY ADOPTED.

DISCUSSION OF RECOMMENDATIONS TO ENHANCE HOUSING INSPECTIONS

City Manager Dame made the following report:

At the direction of the City Council, staff has conducted a comprehensive review of the City's housing code inspection efforts and compliance with housing code. A multi-departmental team reviewed and developed the following recommendations summarized in the report submitted to Council. The primary intent and goal of these recommendations is to maintain and support residential property values in the City and to ensure the attractiveness of the City's owner occupied and rental housing stock through an effective and enhanced code inspection program. The following recommendations were made for discussion:

1. Institute a regular and systematic exterior code inspection program for all residential properties.
2. Require a valid Certificate of Occupancy before issuing a park pass to owners or occupants.
3. Create a procedure where all City employees are requested to report potential housing issues for follow-up by the Code Official.
4. Promote public knowledge of the existing Certificate of Occupancy rules requiring a code inspection and compliance with property maintenance standards at the time of sale of a property or change in occupancy.

A budgeted amount of \$10,000 has been allocated to enhance the City's housing inspection efforts. It is estimated that would be the cost to institute an exterior inspection program of one fourth of the properties in the City annually, on a rotating basis.

Council discussion took place regarding the housing inspection recommendations. Concern was expressed regarding penalizing the occupant of a rental property pertaining to a park pass because the owner did not comply with inspection regulations. It was further suggested that an educational program regarding the enhanced and required housing inspection program be implemented. Further discussion took place regarding the proposed enhancements. It was noted that Council comments would be included in a formal written policy tying Certificate of Occupancy to park passes and the exterior inspections program which City Council will review and consider later.

RECEIVED AND FILED.

PUBLIC COMMENT

Anneliese Bajer asked about the DDA development plan. It was noted that the DDA Development Plan will be presented to Council in December.

Richard Shetler Jr. and Richard Shetler III representing the Lakeshore District of the Boy Scouts of America addressed Council regarding their membership growth plan within the district and their plan to cultivate and maintain relationships with community organizations. An informational brochure was submitted for the record.

STAFF REPORTS

Chief Fox updated Council on various incidents which recently occurred in the City. He also reported that the walk to School Day at Maire School went well. He also discussed the recent traffic report and the attention to traffic safety near Loraine and Waterloo. City Clerk Arthurs provided an update on ongoing election preparations. City Manager Dame commented on the new covered bike rack in the parking structure and the new City pre-paid parking card for use in the parking structure.

COUNCIL COMMENTS

The Council commented on the following topics:

- The beneficial educational session at the MML Conference on Mackinac Island.
- The necessity of promoting the pre-paid parking card.
- The annual Council review of the City Manager's performance will be conducted in November.

On Motion, the meeting was adjourned at 8:15 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe