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

ROLL CALL
Present: Mayor Scrace, Council Members Boettcher, Parthum, Stempfle, Turnbull, Walsh and Weipert

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Finance Director Kleinow, Public Safety Director Poloni, and Public Service Director Huvaere.

CONSENT AGENDA

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

1. Minutes from the regular Council Meeting held on December 15, 2014 and minutes from the closed session held on December 15, 2014.
2. Invoices
   a) Anderson, Eckstein and Westrick, Inc.
      - Lot 6 Reconstruction, 11.17.14 – 12.14.14, $6,677.84
   b) Compass Minerals - Road Salt, December 2014, $5,987.55
   c) Indian Summer Recycling - Compost, November 2014, $8,319.42
   d) City of Detroit - Sewage, November 2014, $69,500
   e) Arbor Pro - Tree Removal, December 2014, $7,501
   f) Rizzo - Recycling, December 2014, $5,720
   g) Plante Moran - 2014 Audit, Final Bill, $7,900
   h) Berns Landscaping Services
      - Parking Lot Plowing, Annual, $8,100.00
      - Village Snow Removal, Annual, $8,500.00
   i) Fontana Construction - SRF Sewer Project, Estimate #5, $262,913.92
   j) Utility Services Authority - SRF Sewer Project, Estimate #3, $220,654.60
3. Approval and adoption of resolutions to execute Wayne County permits for annual maintenance, annual pavement restoration and special events.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

SITE PLAN REVIEW – REVISION TO MASTER SIGN PLAN AND ARCHITECTURAL FEATURES OF KERCHEVAL COMPANY BUILDING

City Planner Jackson made the following report:

The applicant is proposing to amend its Master Sign Plan that was approved in January 2014. The revised master sign plan will include a multi-tenant directory sign designed to provide visibility for tenants that have entrances from the parking lot side of the building. A number of these tenants only have access from the parking lot side of the building such as Massage Green and Kercheval Dance.

The proposed sign will be a projecting sign located at the northwest corner of the building at the alley projecting perpendicular to St. Clair. The total size will be twelve square feet with 4 – 3 square foot individual tenant signs. The signs will utilize uniform letters that are black on a metallic background, similar to the signs on Kercheval Place. The brackets are decorative black metal and the sign is mounted approximately 10 feet above the sidewalk.
The proposed master sign plan indicates that all tenant signage will be “halo” lit with individual letters that are pin mounted to the façade. In addition, all tenant signage shall be black. The City Manager or his designee may approve an alternative color upon a finding that the proposed color is in keeping with the overall architectural character of the building and is compatible with other signage on the building. All tenant signage will comply with the sign ordinance with respect to sign coverage (area permitted). However, the applicant is requesting that the size of the individual letters may be increased up to 18 inches subject to administrative review. The master sign plan also indicates five projecting signs on the Kercheval façade and four projecting signs on the St. Clair façade. Each projecting sign may be up to eight square feet in area and must be located a minimum of eight feet above the sidewalk.

The proposed multi-tenant directory sign exceeds the maximum allowable sign area for projecting signs. Projecting signs may be a maximum of 5 feet. The City Council has the authority to modify the maximum sign area. Based on our review of the proposed multi-tenant directory sign we find the sign to be in keeping with the intent of the sign ordinance and the design guidelines and recommend the City Council approve the request to increase the maximum permitted size of the projecting sign to twelve square feet.

James Bellanca, representative for Kercheval Company, stated that the rear façade of the building was complete and discussed the master sign plan modifications. Mr. Bellanca expressed appreciation to the City Manager and staff during the ongoing renovation of the building.

The applicant has also provided revised plans for a portion of the front elevation of the building. The revised plan includes a continuous roofline with a copper awning across the façade and a recessed entrance. While the proposed revision has less detail than the original, it continues to meet the ordinance and design guidelines for retail facades in the Village. The proposed copper awning will also relate well to the details on the adjacent St. John’s façade. Council reviewed the proposed modification to the building elevation. It was noted that the proposed modifications do not require Council action and was presented as an update on the progress of the building renovation.

The City Planner recommended approval of the applicant’s request to amend the master sign plan for 17101 Kercheval Avenue – Kercheval Company Building, contingent on the following conditions:

1. The Council authorizes the approval of a projecting multi-tenant directory sign that exceeds the maximum permitted sign area up to a maximum of 12 square feet.

Motion by Council Member Stempfle second by Council Member Parthum to approve the amended Master Sign Plan for 17101 Kercheval Avenue, with the following condition:

1. The Council authorizes the approval of a projecting multi-tenant directory sign that exceeds the maximum permitted sign area up to a maximum of 12 square feet.

UNANIMOUSLY ADOPTED.

SPECIAL EVENT REQUEST – ROCK CF FOUNDATION

City Manager Dame made the following report:

The City received a special event request for a cystic fibrosis fundraiser to be held Saturday, May 9, 2015. Emily Schaller, a City resident and CEO of Rock CF Foundation, is requesting the use of a portion of Lot 3 for a ticket only but public event. It is not a City or DDA sponsored event, although the foundation intends to seek business sponsorships.

Emily Schaller, CEO of Rock CF Foundation presented and discussed the special event. Ms. Schaller noted that the event will be called Bubbles and BowTies, a bowtie attire fundraising event to celebrate cystic fibrosis awareness month, while raising funds for the Rock CF Foundation. The 100-125 person event includes a VIP reception, catered food and beverages, a raffle and entertainment. Ms. Schaller indicated
that the entertainment and attendees to the event will be only in the tent area, and that public parking would
still be contemplated in the areas of Lot 3 not used by the event. She also indicated willingness to direct
attendees to park in the parking structure if desired. A map of the proposed location of the tent, proposed
time for use of the lot and other event timeline details were discussed.

City Council discussed various event details and compliance with other details noted in the City Manager’s
report.

Motion by Council Member Weipert second by Council Member Parthum to approve the special event,
Bubbles and BowTies – Rock CF Foundation, contingent upon the following conditions being met:

- Agreement on a final layout of setup and parking arrangement between sponsor and staff.
- Rent payment of $500 for parking and use of the parking lot.
- Certificate of Insurance listing the City of Grosse Pointe as an additional insured.
- Compliance with the Michigan Liquor Control Act including providing proof of State licensing and special liquor insurance as may be required.
- Provide or pay for extra garbage pickup.
- Enclose the area around the tent.
- Provide or pay for security/extra police.
- Agree to fix any damage to City property and provide a refundable deposit to cover
damage to City property.
- The Rock CF Foundation indemnifies and holds the City of Grosse Pointe harmless for
any damages.

UNANIMOUSLY ADOPTED.

PUBLIC HEARING – CDBG ALLOCATIONS FOR FISCAL YEAR 2015

The Mayor declared the opening of the hearing for the CDBG 2015 fund allocation.

City Manager Dame reported as follows:

A public hearing was set for January 26, 2015 to review proposed 2015 Community Development Block
Grant project allocations. Final reprogramming amounts are subject to the approval of Wayne County
CDBG Program and the U.S. Department of Housing and Urban Development and may be lower than
estimated below. The amounts are estimated and may be adjusted proportionally toward the categories
listed depending on the final allocation. Following is a list of the project requests with estimated costs for
CDBG consideration:

1. ADA Pedestrian Ramp Improvements $33,000
2. Administration 5,000
TOTAL $38,000

Under a new process this year, HUD is requiring all the Wayne County subrecipients to hold two public
hearings before the municipality approves the proposed allocations. Mayor Scrace opened the hearing for
public comment. Hearing none, the public comment was closed. The Council will take formal action on this
item at the second public hearing scheduled for February 23, 2015.

RECEIVE AND FILE.

DISCUSSION OF FIVE YEAR FINANCIAL PROJECTION

Finance Director Kleinow summarized the City’s five year financial projections as follows:

Treasurer Kleinow discussed the assumptions that were used for both the revenues and the expenses in
the five year projections. It was pointed out that the most notable change in assumptions was that an
actuarially required pension contribution for fiscal year 2015-2016 was not required. An estimated contribution is anticipated to be required in 2019-2020 of approximately $18,940. The General Fund contribution to retiree healthcare was discussed and it was noted that the assumptions were based on a historical increase of 8.5%. Treasurer Kleinow answered a few questions from Council and there was some discussion regarding the five year projections.

City Manager Dame noted that the City's financial outlook had improved from prior years and it was the first year in seven years that projected expenditures meet projected revenues.

STAFF REPORTS

Public Service Director Huvaere indicated that Lot 6 is complete and will open tomorrow but the compactors will be installed in the near future. Public Safety Director Poloni indicated that a vigil will be held in The Village for Paige Stalker at 7:00 pm on Wednesday.

CLOSED SESSION

Motion by Council Member Parthum second by Council Member Walsh to go into closed session for pending litigation.

ROLL CALL

Ayes: Boettcher, Parthum, Stempfle, Turnbull, Walsh, Weipert, Scrace
Nays: None
Absent: None

The Council met in closed session from 7:39 p.m. to 7:51 p.m. The City Council reconvened in open session at 7:52 p.m.

MICHIGAN TAX TRIBUNAL SETTLEMENT

Motion by Council Member Parthum second by Council Member Turnbull to approve the proposed settlement stipulation for a Michigan Tax Tribunal case with JP Morgan Chase.

UNANIMOUSLY ADOPTED.

On Motion, the meeting was adjourned at 7:53 p.m.

_________________________________________________________________

Julie E. Arthurs, City Clerk
City of Grosse Pointe