

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, FEBRUARY 22, 2016.**

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

ROLL CALL

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

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Public Safety Director Poloni, Public Service Director Huvaere, Parks and Recreation Director Hardenbrook and City Planner Pangori.

Motion by Council Member Stempfle second by Council Member Boettcher to excuse Council Member Walsh from the meeting for personal reasons.

UNANIMOUSLY ADOPTED.

CONSENT AGENDA

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

1. Minutes from the regular Council Meeting held on January 25, 2016.
2. Invoices
 - a) City of Grosse Pointe Farms - Radio Maintenance, 7/1/15 – 12/31/15, \$18,234.70
 - b) Rizzo - Curbside Recycling, February 2016, \$5,768
 - c) McKenna - Planning Services, December 2015, \$8,352.50
 - d) Oakland County - Clemis, Oct – Dec 2015, \$5,161.75
 - e) Michigan Municipal League - Workers Compensation, Installment #4, \$21,711
 - f) Great Lakes Water Authority
 - Sewage Disposal, December 2015, \$70,700
 - Sewage Disposal, January 2016, \$70,700
 - g) BS&A - Building Department Program, January 2016, \$8,350
 - h) I.T. Right - Service Contract, 3/18/16 – 3/17/17, \$7,500
3. Approval and adoption of amendment to the FOIA Procedures and Guidelines, along with the Public Summary.
4. Adoption of Ordinance No. 423 – Adding Section 2-67 to the Code of Ordinances allowing alternates to serve on the Board of Review.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

The Council convened as the Planning Commission.

PUBLIC HEARING – SPECIAL USE REQUEST – MERRILL LYNCH – 17010 KERCHEVAL AVENUE

Mayor Scrace recused himself from this agenda item. Acting Chair Weipert indicated that this was the time set for a public hearing for a special land use for a proposed business in the Kercheval Place building. This office use will be on the second floor and will exceed 5,000 square feet in the C-2 District.

City Planner Jackson made the following report:

The applicant proposes an 8,150 square foot office for financial and investment services within the Kercheval Place building. Office uses, when located on the 2nd floor in excess of 5,000 square feet, are permitted as a special use in the C-2 District.

The proposed office will occupy approximately 18% of the 2nd floor. The proposed use would have a maximum of 42 employees on the largest shift, according to the application. The proposed use is consistent with the assumptions in the Village Parking Model which anticipated that the second floor of Kercheval Place

would be fully occupied with office space. The model projects the demand for 8,150 square feet to be approximately 31 spaces during peak demand. Providing an additional office use on the upper floor of a building in the Village core creates additional foot traffic and demand for other nearby retailers and services, which is a positive economic situation for the City. The proposed Merrill Lynch office use is consistent with the special land use requirements stated in the Planner's report, and the City Planner recommends approval of the proposed use. Approval of the proposed use is limited to the proposed Merrill Lynch office use only.

Greg Erne, Kercheval Place owner, provided an overview of the proposal and second floor schematic. Mr. Erne indicated that the proposed space for Merrill Lynch should be completed by the end of the year leaving 3,500 square feet remaining on the second floor of Kercheval Place.

Acting Chair Weipert asked for public comment. Hearing none, public comment was closed.

Motion by Council Member Parthum second by Council Member Turnbull to approve the special land use for Merrill Lynch, 17010 Kercheval Avenue, to occupy over 5,000 square feet in the Central Business District, this special use approval is limited to the Merrill Lynch office use only; and the proposed special use permit drafted by and approved in final form by the City Attorney.

UNANIMOUSLY ADOPTED.

The Planning Commission reconvened as the City Council.

PUBLIC HEARING - CDBG 2016 FUND ALLOCATION

The Mayor declared the opening of the hearing for the CDBG 2016 fund allocation.

City Manager Dame reported as follows:

An administrative public hearing was held on February 16, 2016 to review the proposed 2016 Community Development Block Grant project allocation and a second one is required at the February 22, 2016 Council meeting. 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 or higher than estimated below and adjusted accordingly. 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

The amounts are estimated and may be adjusted proportionally toward the categories listed depending on the final allocation.

Mayor Scrace opened the hearing for public comment. Hearing none, the public comment was closed. It was noted that there were no objections to the proposed allocation at the initial hearing.

Motion by Council Member Weipert second by Council Member Parthum to approve the CDBG projects and allocations for 2016 which will be submitted to Wayne County for authorization.

UNANIMOUSLY ADOPTED.

2016 ROAD CONSTRUCTION PROJECTS

City Planner Stephen Pangori made the following report:

The Council approved three construction projects for the 2016 construction year and bids for those projects were received on February 9. The projects are the entire length of St. Paul in the City, and one block of University and Roosevelt Place from Jefferson to Maumee. The following bids were received:

Pro-Line Asphalt	\$1,280,983.81
Florence Cement Co.	\$1,302,678.80
Pavex Corp.	\$1,338,931.06
Ajax	\$1,494,054.25

The City Engineer reviewed the bidder's qualifications and finds the low bidder qualified for this project. Pro-Line successfully completed the 2015 road program in the City.

In total, the bids came in 21% over the engineering estimate. It was noted that re-bidding or repackaging the project for bid will result in a lower price. The project was bid early in the year when road construction bids typically are most competitive, multiple bids were received that are close in price and the project is a substantial size. This contract will be paid for from the new Road Improvement fund, funded entirely by the new millage. The millage generated \$820,000 in the current fiscal year and will be approximately the same amount next year. These projects will be paid for from the funds remaining in the current fiscal year and from a portion of next fiscal year. Council expressed concern regarding how this high bid amount impacts the repair schedule in the future. Consideration of different repair methods would have to be made. Additional discussion took place regarding the bids and the Road Improvement Program.

Motion by Council Member Weipert second by Council Member Stempfle to approve the recommendation of the City Engineer and award the bid to Pro-Line Asphalt in the amount of \$1,280,983.81.

UNANIMOUSLY ADOPTED.

BID AWARD – FISHER ROAD WATER MAIN REPLACEMENT

City Engineer Pangori made the following report:

The new water main replaces two deteriorated water lines that have had numerous breaks over the last several years. The new main, which services most of the businesses on that block, will be 8 inch pipe instead of 4 inch. Following are the bids received:

Bricco	\$262,496
Macomb Pipeline & Utilities	\$299,885
C & P Construction Co.	\$343,910
ADJ Excavating	\$398,595

The City Engineer has reviewed the bidder's qualifications and finds the low bidder qualified for this project. Bricco has done work in Harper Woods and other communities AEW works with. In total, the bids came in over the engineering estimate. Again, multiple bids were received and some are actually significantly higher than the low bid, but are reasonable given the current construction market. This project is intended to coordinate with other construction being done this year on Fisher Road. This contract will be paid for from the Water and Sewer Fund. Concern was expressed regarding the high bid price and discussion took place about the timing of the project.

Motion by Council Member Boettcher second by Council Member Turnbull to approve the recommendation of the City Engineer and award the bid to Bricco in the amount of \$262,496.

UNANIMOUSLY ADOPTED.

APPOINTMENTS TO THE BOARD OF REVIEW

Mayor Scrace indicated that the voter approved amendment to the City Charter and recently adopted ordinance relating to the Board of Review necessitates appointments be made to the Board of Review. Mayor Scrace stated he reviewed the applications received and that he recommended that the following residents be appointed to the Board of Review as indicated:

Lewis Gazoul – 807 Washington	Member
Susan H. Acton – 8 Lakeside Ct.	Alternate Member
Joseph Leto – 806 Washington	Alternate Member

Motion by Council Member Stempfle second by Council Member Turnbull that the City Council approves the Mayoral Appointments, listed above, to the Board of Review.

UNANIMOUSLY ADOPTED.

DISCUSSION – 5 YEAR FINANCIAL PROJECTION

City Manager Dame summarized the City's five year financial projections as follows:

Manager Dame discussed the assumptions that were used for both the revenues and the expenses in the five year projections. An estimated contribution is anticipated to be required in 2020-2021 of approximately \$33,769. 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%. Projected State Revenue Sharing amounts and employee benefit and contract expenses were discussed. Manager Dame answered questions from Council and there was some discussion regarding the five year projections.

PUBLIC COMMENT

Anneliese Bajer, Tire Systems Engineering asked about lead levels in the City water and if there were lead pipes in the Village.

STAFF REPORTS

Public Safety Director Poloni indicated that the annual report will be presented at the March meeting. Director Poloni also introduced new Public Safety Officers Michael Hergott and Christopher Saunders. Parks and Recreation Director Hardenbrook reported on platform tennis magnetic membership cards and the effects of the warm weather on the ice rink. City Manager Dame suggested an article be drafted regarding lead levels in the City for the spring newsletter.

COUNCIL COMMENT

The City Council commented on the following topics:

- Positive effects of another large tenant in The Village were discussed.
- Increased police presence around the City, including Neff Park, was appreciated and encouraged.

CLOSED SESSION

Motion by Council Member Turnbull second by Council Member Parthum to go into closed session for collective bargaining.

ROLL CALL

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

The Council met in closed session from 7:58 p.m. to 8:35 p.m. The City Council reconvened in open session at 8:36 p.m. There was no further action taken by Council.

On Motion, the meeting was adjourned at 8:37 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe