

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,  
17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, MAY 15, 2017.**

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

ROLL CALL

Present: Mayor Scrace, Council Members Boettcher, Parthum, Stempfle, Tomkowiak

In Attendance: City Manager Dame, Attorneys Fildew and Kennedy, City Clerk Arthurs, Finance Director Kleinow, Public Safety Director Poloni, Public Service Supervisor Randazzo, Public Service Supervisor Thomas, Parks and Recreation Director Hardenbrook and City Planner Jackson.

Motion by Council Member Stempfle, second by Council Member Parthum, to excuse Council Members Turnbull and Walsh from the meeting for personal reasons.

UNANIMOUSLY ADOPTED.

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 April 10, 2017 and minutes from the special Council Meeting held on May 1, 2017.
2. Invoices
  - a) Anderson, Eckstein, and Westrick, Inc.
    - 2017/18 Watermain Replacement, 3/6/17 – 4/2/17, \$17,632
    - 2017 Resurfacing Program, 3/6/17 – 4/2/17, \$5,425.20
  - b) Great Lakes Water Authority - Sewage Disposal, April 2017, \$78,500
  - c) Oakland County - Clemis, January - March 2017, \$5,261.25
  - d) McKenna & Associates - Planning Services, February 2017, \$7,660.50
  - e) Clearwater Pools & Service - Main Pool Resurfacing, May 2017, \$14,047.50
  - f) Fildew Hinks - Legal Services, March 2017, \$15,055.08
  - g) Fire Equipment Associates, Inc. Fire Equipment, April 2017, \$6,348
  - h) Shults Equipment, LLC - Freightliner, April 2017, \$43,988.00
  - i) City of Grosse Pointe Farms - Water Purchased, January - March 2017, \$78,116.34
  - j) All Traffic Solutions - Speed Control Sign, April 2017, \$5,115.00
  - k) GFL - Recycling, April 2017, \$5,768
  - l) Pro-Line Asphalt - 2016 Resurfacing, Final Estimate No. 8, \$15,788.56
  - m) ATA National Title Group
    - Earnest Money Deposit, May 2017, \$20,000.00
    - Earnest Money Deposit, May 2017, \$20,000.00
  - n) Michigan Municipal League - Workers' Compensation, Installment #1, \$30,128
3. Adoption of resolution authorizing the City Clerk to submit a Grant Application on behalf of the City for a new voting system.
4. Approval of the purchase of four sets of personal protection equipment (PPE) from Apollo Fire Equipment for a total amount of \$9,180.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

The City Council now convened as the Zoning Board of Appeals.

PUBLIC HEARING – ZONING BOARD OF APPEALS – 780 NEFF ROAD

Mayor Scrace indicated that this was the time set for a public hearing by the Zoning Board of Appeals to consider the variance request of Barry Dickson, 780 Neff Road, for a variance from Section 90-351(3), side yard adjacent to a street.

City Clerk Arthurs informed the Board that notice of public hearing had been given as required by PA 110 of the State of Michigan and Grosse Pointe City Ordinance, proof of which is on file in the official records of the City of Grosse Pointe.

City Planner Jackson made the following report:

The applicant, Mr. Barry Dickson, has proposed a new home to replace the existing single-family structure on the property. The placement of the structure requires consideration of a variance to the side-yard setback requirements for the R1-B Single-Family Residential District, Section 90-351(3) of the City Code.

The owners have recently purchased this property and wish to tear down the existing nonconforming structure and develop a barrier-free home that they can reside in for many years. The existing residential structure on the site does not conform to the modern Zoning Ordinance standards of the R1-B Zoning District. It is situated outside of the prescribed building envelope in both the rear yard (parallel to Neff and Lakeland) and in the side yard along Charlevoix. This proposal removes an existing non-conformity, which is the current structure's placement in the rear yard. Concurrently, the proposed home utilizes the same four (4) -foot distance off of the Charlevoix right-of-way as the existing structure, encroaching into the required 20-foot side yard adjacent to the street. The side-yard encroachment will be neither increased or decreased, but the location of the encroachment is proposed to be moved closer to Neff Rd. There are examples on corner lots along the entirety of Charlevoix where the residential structure is located as close as four (4) feet from the right-of-way boundary, so this situation would not be uncommon.

City Planner Jackson reviewed his report dated April 20, 2017; describing the residential frontages along Neff and Charlevoix and describing the characteristics and configuration of the lot. Mr. Jackson stated that he did not find that the standards of the district would be unnecessarily burdensome to conform to in this instance. However, conformity would end up being more impactful on the property owner adjacent to the south along Neff; a priority in redevelopment of this residential lot should be to retain as much of what has long been a mostly open lot as possible, while still providing for a permitted use. The proposal provides a solution for the least impact for adjacent property owners, and the placement is similar to existing homes on corner lots in the district. A lesser variance, while possible, would impact adjacent properties more and decrease the usable private outdoor space for the applicant.

The proposed variance is not in conflict with the intent of the Zoning Ordinance for the R1-B District, which is to encourage reinvestment into properties for single-family residences. Granting the side yard variance for this property would permit the construction of a home that meets the dimensional, lot coverage, and setback requirements of the district, except for the street-side yard setback. Throughout the District, including on other corner lots nearby along Charlevoix, the street-side yard setback varies greatly, with instances of smaller setbacks than are proposed here. Mr. Jackson indicated that while the proposed side yard encroachment of 16 feet is substantial, it matches the existing encroachment while placing the encroaching structure closer to Neff. By locating the building where it is proposed, the applicant is minimizing impact on neighbors while mimicking placement that exists on other corner lots in the district. Additionally, the applicant proposes a design along the Neff street front that matches the character of the homes along Elworthy Park, with a door, a patio, windows overlooking the park, and a walkway to the Neff sidewalk. The continuation of these features along the side street is vital to retaining the character that is enjoyed along Neff and the other side streets in this neighborhood. The City Planner recommended approval of the variance request for the proposed side yard encroachment. The circumstances in this case are unique, and approval will result in permitting a use and design that is harmonious with the neighborhood.

Mayor Scrace open public comment. The applicant Mr. Dickson described the proposed residence and reasoning for the variance request. After hearing no additional comments, public comment was closed.

Motion by Council Member Boettcher, second by Council Member Tomkowiak, to grant the variance for the side yard setback at 780 Neff Road based on the practical difficulty that a lesser variance would impact adjacent properties more and decrease the usable outdoor space of the applicant. In addition, the new house will be closer to conformance than the existing house by eliminating the rear yard encroachment.

**UNANIMOUSLY ADOPTED.**

**RESOLUTION – ADOPTION OF 2017-18 BUDGET AND 2017 TAX RATE**

Motion by Council Member Boettcher, second by Council Member Stempfle that the following resolution be adopted:

WHEREAS, the budget has been reviewed by the City Council and a public hearing thereon was held Monday May 8, 2017 and

WHEREAS, the taxable valuation of real and personal property in the City has been established to be \$331,186,774 now therefore be it

RESOLVED, that the budget of the City of Grosse Pointe for the fiscal year beginning July 1, 2016 and ended June 30, 2017 is hereby determined and adopted as follows:

<b>GENERAL FUND</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
	<b>2015-2016</b>	<b>2016-2017</b>	<b>Budget</b>
			<b>2017-2018</b>
<b>REVENUES &amp; FEES</b>			
Property tax	4,228,887	4,215,233	4,240,190
State Shared Revenues	478,241	488,743	484,915
Charges for Svc & Svc to Other Funds	598,588	551,720	575,218
Use of Money & Prop (other rev)	478,632	395,009	312,290
Licenses and Permits	188,811	107,800	116,200
<b>Total Revenues &amp; Fees</b>	<b>5,973,159</b>	<b>5,758,505</b>	<b>5,728,813</b>
<b>EXPENDITURES</b>			
<b>Departmental Operating Costs</b>			
Public Safety	2,653,051	2,864,298	2,751,188
Public Works	469,297	519,617	528,966
Parks & Recreation	616,340	665,013	657,213
Finance & Assessing	190,646	209,154	203,091
City Administration	173,472	181,425	179,586
Gen'l City Oper./Human Resources	134,773	173,178	161,800
Court	135,919	162,496	195,791
Professional Services	166,431	120,000	145,000
Inspections	112,238	118,512	128,917
City Clerk & Elections	85,958	95,382	97,751
Legislative	2,287	7,700	4,700
<b>Total Departmental Operating Costs</b>	<b>4,740,412</b>	<b>5,116,775</b>	<b>5,054,003</b>
<b>Transfers to Other Funds</b>			
Capital Projects Fund	561,000	-	-
Public Improvements/Other	-	16,325	27,339
Highway Fund	170,000	235,347	231,909
General Debt Fund	-	-	-
Downtown Development Authority	15,000	15,000	15,000
Solid Waste Fund	-	-	-
Water and Sewer Fund	-	-	-

Retiree Healthcare Contribution	289,260	375,058	400,562
Pension Contribution	-	-	-
<b>Total Transfers to Other Funds</b>	<b>1,035,260</b>	<b>641,730</b>	<b>674,810</b>
<b>Total Cash Outlays</b>	<b>5,775,672</b>	<b>5,758,505</b>	<b>5,728,813</b>
<b>Operating Effect General Fund Balance</b>	<b>197,488</b>	<b>-</b>	<b>(0)</b>

<b>ALL FUNDS SUMMARY</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
	<b>2015-2016</b>	<b>2016-2017</b>	<b>Budget</b>
			<b>2017-2018</b>
<b>REVENUES &amp; FEES</b>			
General Fund	5,973,159	5,758,505	5,728,813
Water & Sewer	2,495,696	2,878,376	5,052,156
Major & Local Streets	567,740	634,017	686,072
Road Improvement Fund	858,469	827,967	835,450
Solid Waste	727,524	731,772	745,075
Parking	982,781	849,000	915,000
Marina	177,708	185,269	190,694
General Debt Fund	227,937	240,200	227,100
Capital Projects	712,838	437,000	378,000
Drug Forfeiture	8,781	4,510	4,510
Downtown Development Authority	58,054	104,609	57,900
<b>Total Revenues &amp; Fees</b>	<b>12,790,687</b>	<b>12,651,225</b>	<b>14,820,770</b>
<b>EXPENDITURES</b>			
<b><u>Operating Expenditures</u></b>			
General Fund	5,775,672	5,758,505	5,728,813
Water & Sewer	2,159,390	2,249,589	2,343,149
Solid Waste	719,251	696,772	710,075
Major & Local Streets	543,328	590,426	614,811
Parking	696,928	783,819	791,605
Marina	164,635	154,543	161,714
Drug Forfeiture	7,185	3,500	3,500
Downtown Development Authority	86,489	93,665	57,850
<b>Total Operating Expenditures</b>	<b>10,066,388</b>	<b>10,237,154</b>	<b>10,411,517</b>
<b><u>Capital Expenditures</u></b>			
Capital Projects	500,630	1,086,000	911,629
Water & Sewer	83,850	364,260	2,597,225
Solid Waste	8,273	35,000	35,000
Debt Repayment	221,625	240,200	227,100
Major & Local Streets	25,611	40,000	40,000
Road Improvement Fund	694,757	953,064	822,483
Parking	-	35,000	316,100
Marina	-	-	60,000
Drug Forfeiture Fund	-	3,000	4,000
Downtown Development Authority	-	-	-
<b>Total Capital Expenditures</b>	<b>1,534,746</b>	<b>2,756,524</b>	<b>5,013,537</b>
<b>Total Expenditures</b>	<b>11,601,134</b>	<b>12,993,678</b>	<b>15,425,054</b>
<b>Net Effect to All Funds</b>	<b>1,189,553</b>	<b>(342,453)</b>	<b>(604,284)</b>

RESOLVED FURTHER, that there is hereby levied a general tax as herein fixed in the amount of 16.7836 mills on the taxable valuation for the purpose of meeting operating, debt, road improvement and rubbish requirements for said fiscal year. The total tax rate of \$16.6274 mills (11.7243 for operating, .6690 for debt retirement, 2.4758 for road improvements and 1.7583 for rubbish) shall be applied on all the taxable, real and personal property in the City of Grosse Pointe as set forth on the assessment roll for 2017, and that the City Clerk shall certify said levy to the City Treasurer.

RESOLVED FURTHER, that a 1% property tax administration fee be added to the State Education Tax and County Tax which will be billed with the 2017 Summer Tax billing and the 1% administration fee should also be added to the December tax roll to offset costs incurred by the City in assessing property values, collecting property tax levies, and in the review and appeal process.

RESOLVED FURTHER, that the Director of Finance is hereby authorized to transfer appropriations between the above Funds in compliance with Act No. 621, Michigan Public Acts of 1978.

UNANIMOUSLY ADOPTED.

PROPOSED CITY FEE CHANGES FOR 2017-18

Finance Director Kleinow made the following report:

A review of the current fees that the City of Grosse Pointe charges for various services, registrations, permits, and regulations was recently undertaken. A list of the fees for the following departments: Construction (Building, Mechanical, Plumbing/Sewer, and Electrical), Parks and Recreation, Zoning, Parking, City Clerk’s Office, and the Finance Department were reviewed. The annual review is undertaken to ensure that specific users are paying unit, administrative, and inspection costs in lieu of being subsidized by the general citizenry. At this time, the City staff is proposing some minor increases for some parks and recreation pool related activities as well as marina well fees. These increases are required to address the rising costs associated with the activities. An increase in some building department fees is also proposed to address rising costs of providing these services.

Motion by Council Member Stempfle, second by Council Member Tomkowiak that the proposed revised fee schedule be adopted with an effective date of July 1, 2017.

UNANIMOUSLY ADOPTED.

PROPOSED WATER AND SEWER RATES FOR 2016-17

Finance Director Kleinow made the following report:

To continue to provide the same level of service to our residents and fund anticipated capital improvements, a rate increase is necessary. The following shows the rate changes by category based on a 5/8 meter:

	<u>Current Rate</u>	<u>Proposed Rate</u>	<u>\$Change</u>	<u>%Change</u>
Readiness to Serve	6.74	6.40	-0.34	-5.04%
Debt Service	13.96	14.42	0.46	3.30%
Industrial Damage	51.78	55.12	3.34	6.45%
Water/Sewer	64.58	67.22	2.64/unit	4.09%

These revised rates were used as the basis for the budgeted expenditures and estimated revenues that were presented at the public hearing on May 8, 2017. For the average homeowner, this will increase their bill \$4.61 per quarter, which is a 3.5% increase over last year.

ORDINANCE ADOPTION

Motion by Council Member Tomkowiak, second by Council Member Turnbull that the water and sewage rates for 2017-18 are approved to comply with the State of Michigan requirements and the following ordinance be adopted:

ORDINANCE NO. 429

An Ordinance to amend and re-state Section 78-143 of the Code of Ordinances  
of the City of Grosse Pointe, Water and Sewer Rates

(For complete text of Ordinance No. 429 - see Ordinance Book of the City of Grosse Pointe)

UNANIMOUSLY ADOPTED.

AUCTION AND SALE OF SURPLUS DUMP TRUCK

Public Service Supervisor Randazzo made the following report:

The City of Grosse Pointe uses the online Michigan Intergovernmental Trade Network, also known as the MITN Group, for auctioning surplus vehicles. Currently, a 2000 Ford F-750 dump truck is ready for auction. It is anticipated the value may go over \$5,000 which requires City Council approval. A similar vehicle sold at auction for \$9,995 last year, with the inclusion of a snow plow. This vehicle does not have a snow plow, but does have similar mileage. The cost to list the vehicle is 5% of the selling price and is added to the purchase.

Motion by Council Member Stempfle, second by Council Member Parthum to declare the dump truck as surplus and authorize the competitive auction and sale of the 2000 Ford F750 dump truck.

UNANIMOUSLY ADOPTED.

PURCHASE OF CARPET FOR CITY HALL

Public Service Supervisor Randazzo made the following report:

City staff received quotes from three companies to remove the existing carpet, and purchase and install new carpet in City Hall located at 17147 Maumee Avenue. It was determined that carpet tile was preferred over broadloom carpet because of its durability, versatility and value. The quotes received were as follows:

Independent Floor Coverings – Fort Gratiot, MI	\$16,684.48
CTS Flooring and Design – Livonia, MI	\$18,291.50
American Flooring Contractors – Marlette, MI	\$18,443.22

This purchase has been budgeted in the Capital Projects Fund in the amount of \$30,000 and remaining funds will be used to paint City Hall.

Motion by Council Member Parthum, second by Council Member Tomkowiak to purchase new carpet tiles for City Hall from Independent Floor Covering for an amount not to exceed \$16,684.48.

UNANIMOUSLY ADOPTED.

BID AWARD – WATER MAIN REPLACEMENT PROJECTS

Public Service Supervisor Thomas made the following report:

The City received 5 bids for Water Main Replacements, Water Gate replacements and upgrades. AEW Project No. 0155-0162 on May 11, 2017. Most of the Water Main project shall be directional bored, and replacing Cast Iron Main with HDPE Water Main. Bricco Excavating Co., LLC is the low bidder at \$1,594,269.00, which is under the proposed estimated cost. This project will cover the streets below:

Cadieux-	* Kercheval to Charlevoix	(6"to 12")	1,710 Ft.
Maumee-	* Roosevelt to Washington	(6" to 12")	290 Ft.
Maumee-	* Valve Replacement.	(12 each)	

Washington-	* Maumee to St. Paul	(6" to 12")	925 Ft.
Washington-	* Waterloo to Chalfonte	(6" to 12")	3,100 Ft.
Notre Dame-	* Alley to 702 Notre Dame	(6" to 12")	200 Ft.
Washington-	* Chalfonte to Mack	(6' to 12")	750 Ft.

According to the City Engineer, Bricco Excavating Company worked on the Fisher Road water main project in 2016 and were very competent and worked well with City staff. Funds to cover this project are provided by the recently issued bonds to be repaid from Water & Sewer Funds. The total amount of Water Main to be replaced shall be 6,975 LF.

Motion by Council Member Tomkowiak, second by Council Member Boettcher, to award the bid for water main replacement project, as noted above, to Bricco Excavating Company, LLC in the amount of \$1,594,269.

UNANIMOUSLY ADOPTED.

PURCHASE – MARINA FIRE EQUIPMENT

Public Safety Director Poloni made the following report:

The Public Safety Department is requesting the purchase of a Marina Fast Attack III firefighting unit for fire response in the marina. This equipment will enhance the firefighting ability of staff to provide a quicker response to marina fires. The equipment is portable and provides a significant amount of pressure. The equipment allows instant foam capabilities which reduces the potential spread of fire as well as extinguishment. The price of the equipment was not budgeted; however, we have received a \$5,000 donation from a resident toward the equipment and the balance would be paid out of the Marina fund.

Motion to Council Member Parthum, second by Council Member Boettcher, to approve the purchase of the Marina Fast Attack fire equipment from EMP Industries not to exceed \$9,726, plus shipping costs.

UNANIMOUSLY ADOPTED.

RENEWAL OF DISPATCH AGREEMENT WITH GROSSE POINTE PARK

City Manager Dame made the following report:

In 2013, the City and the City of Grosse Pointe Park entered into an agreement to consolidate dispatch operations. Grosse Pointe Park has very competently handled the City's emergency 911 calls. Since the second year of the agreement, the City has saved at least \$100,000 per year over maintaining its own dispatch center. The original agreement was for three years, with an automatic annual rolling over renewal unless canceled. This year, at the end of the three-year term, the City of Grosse Pointe Park asked to revise the annual cost charged to the City. Details of the proposed amended agreement were discussed.

As a catch up, the City and Park have agreed to increase the base annual amount to \$105,000 as of July 1, 2017, with a two percent increase each year thereafter, for a three-year period, also automatically renewal unless both parties renegotiate a new agreement or one party cancels. All of the other substantive provisions remain the same.

Motion by Council Member Boettcher, second by Council Member Parthum, to approve the renewal of the agreement for dispatch services with the City of Grosse Pointe Park.

UNANIMOUSLY ADOPTED.

PUBLIC COMMENT

A resident asked questions regarding the special election set for August 8, 2017, and the information and materials available regarding the bond proposal and Public Safety and Public Works facilities.

Mary and Raymond Carey, 460 Lakeland, addressed concerns regarding ordinance enforcement in the City regarding maintenance of residential property. It was stated that the Council needs to be active in enforcing and/or expanding the code of regulations to ensure homes are kept to the City's ordinance standards and retain their value.

#### STAFF REPORTS

Parks and Recreation Director Hardenbrook reported on pool repairs and preparations for the pool opening on Memorial weekend. He further discussed the work performed on the kayak rack area. City Manager Dame discussed plans to provide information to the residents regarding the upcoming bond proposal election. It was noted that this information would become available sometime in June.

#### COUNCIL COMMENT

The City Council commented on the following topics:

- Update on Refuse Authority contract.

On Motion, the meeting was adjourned at 7:43 p.m.

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Julie E. Arthurs, City Clerk  
City of Grosse Pointe