

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON
MONDAY, MARCH 20, 2017.**

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

ROLL CALL

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

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

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 February 27, 2017.
2. Invoices
 - a) Anderson, Eckstein, and Westrick, Inc.
- 2017/18 Watermain Replacement, 1/9/17 – 2/5/17, \$9,280
 - b) Great Lakes Water Authority - Sewage Disposal, February 2017, \$78,500
 - c) Rely-On Construction - Paint Pump Station, October 2016, \$7,800
 - d) Kennedy Industries - Pump Repair, March 2017, \$19,415
 - e) GFL - Recycling, March 2017, \$5,768
3. Public Hearing date for single lot assessments set for Monday, April 10, 2017.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

ELWORTHY FIELD PARK STORAGE BUILDING

Parks and Recreation Director Hardenbrook made the following report:

The Grosse Pointe Baseball Foundation (GPBF), in partnership with the City of Grosse Pointe Foundation, has proposed a donation of an additional storage facility for Elworthy Field. This proposal includes a plan for installation of a storage building behind the 90-foot baseball diamond backstop along Neff Road. It is an 18 foot by 18-foot structure designed to match the current storage building that contains the park's restrooms. This proposed building would include a scoring room, drinking fountain, commemorative plaque and landscaping. It would be open for use by all City approved 90-foot diamond field use permit holders. The City of Grosse Pointe Foundation would facilitate the donation of \$50,000 by the GPBF and would provide additional funds if needed. All remaining funds would be used to update the existing storage building and restroom facilities at Elworthy Field.

Upon submission of this offer, at its November 2016 meeting, the City Council referred the matter to the Parks and Harbor Commission for review and recommendation. On January 18th, the City's Parks and Harbor Commission conducted a public hearing to receive and review the proposal and to take comments on the Elworthy Field Storage Building proposal from the Grosse Pointe Baseball Foundation and the City of Grosse Pointe Foundation. There were no objections to the plan. Based upon community feedback and through discussion, the Commission supported the proposal and recommended that the Council approve the plan, contingent upon Grosse Pointe School Board approval. On Monday, February 27, the Grosse Pointe Public School System Board of Education approved the Elworthy Field storage building proposal, contingent upon the approval of the building plans by the Michigan Department of Education which reviews all school facility plans.

The City Planner has reviewed the proposal and recommends approval of the structure as proposed for construction at Elworthy Field, subject to any conditions Council may determine appropriate for the proposed use.

Motion by Council Member Parthum, second by Council Member Turnbull to approve the construction of the proposed new storage building by the City of Grosse Pointe Foundation, along with repairs to the existing building, contingent upon the approval of the plans by the Michigan Department of Education.

UNANIMOUSLY ADOPTED.

LOTS 2 AND 3 DEVELOPMENT PARKING STUDY

In February, the City Council selected Pedersen Development as its preferred hotel developer for the mixed-use development proposed for Lots 2 and 3. The agreement between Pedersen Development and the City calls for a n independent study of the parking issues raised by the potential of this new development. Specifically, the City Council required that the parking study document the actual demand by each of the users in Lot 3 by time period so that everyone has concrete information about how many parking spaces are needed in Lot 3 to accommodate existing users. It is required that the parking study update the City Parking Model for current usage and make determinations of how much parking should be constructed for the project. It is also required that the parking study evaluate the estimated cost of constructing any parking structure contemplated. The City Council also required that the developer work with the City and adjacent businesses to develop a staging plan for construction that retains access and parking in Lot 3 during construction and an overall plan that provides the least possible disruption to the existing business community.

To avoid potential conflict of interest with parking firms already involved in the proposal and to obtain a fresh perspective, there are two other specialty parking firms in Michigan and proposals were requested from each:

Rich Associates, Southfield	Not to exceed \$19,000
Walker Parking, Kalamazoo	\$36,200

Both firms are well respected. Rich Associates is very familiar with Grosse Pointe, having most recently conducted a parking analysis for Beaumont Hospital. Council discussed the key points of the parking study. It was noted that the upfront payment by Pedersen in executing the development agreement was \$30,000 which will cover the cost of this study as well as other outside due diligence.

Motion by Council Member Turnbull second by Council Member Parthum to authorize the execution of an agreement with Rich Associates to perform a parking study in an amount not to exceed \$19,000.

UNANIMOUSLY ADOPTED.

COUNCIL DISCUSSION

5-YEAR FINANCIAL PROJECTION

City Manager Dame presented a chart showing the 5-year financial projection of General Fund revenues, expenses and fund balance. Mr. Dame discussed the chart and stated it made assumptions of 1.5% about the projected increases in the Headlee inflation rate for taxable values at a higher rate in later years than the City has actually experienced. Council discussion took place regarding the chart.

ANNUAL PLANNING UPDATE

City Manager Dame presented a report from the City Planner outlining planning activities in 2016. The report summarized the activities and actions taken related to planning and development in the City last year. The City Council reviewed and discussed the report.

2016-17 BUDGET PRIORITIES

City Manager Dame presented a list of Council priorities for 2016-17. Mr. Dame discussed his memorandum and options to deal with City operational issues and long-term financial considerations. Discussion took place regarding the largest unknown factor affecting the City's financial future which is the future cost of providing retiree health care to the City's existing retirees. It was noted that the cost has been increasing an average of 8.5% annually and is projected to cost the General Fund about \$300,000 next year.

The other significant financial issue facing the City is the long-term financing of capital improvements and equipment. There is not a dedicated source of funding for building improvements or replacement of equipment like fire engines.

Council discussed the goals and priorities set forth in the memorandum and gave Mr. Dame feedback and direction on the goals. Mr. Dame answered various Council questions.

PUBLIC COMMENT

Anneliese Bajer, Tire Systems Engineering, commented on the monetary value of Lots 2 and 3, and the loss of parking and income from those parking lots if a hotel was constructed. She expressed concern regarding the cost of updating existing infrastructure for the development and that the type of stores needed in the Village are not there.

STAFF REPORTS

Finance Director Kleinow reported that Board of Review is underway and that the new Customer Service Representative at City Hall started on March 14. Parks and Recreation Director Hardenbrook reported on the Daddy Daughter Dance on March 25, the Spring Egg Hunt is set for April 13 and early spring clean up in the park. Public Service Supervisor Randazzo reported that yard waste pickup will begin April 3. City Clerk Arthurs stated the City of Grosse Pointe is now participating in the State of Michigan Electronic Death Record system with death records processed electronically. City Manager Dame reported that the City's bond rating will be coming in this week.

COUNCIL COMMENT

The City Council commented on the following topics:

- Various comments about parking.
- Birthday wishes were expressed to Council Member Stempfle.
- Little League parade will be held on April 29.

On Motion, the meeting was adjourned at 7:52 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe