

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,  
17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, AUGUST 20, 2018.**

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

**ROLL CALL**

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

In Attendance: City Manager Dame, Attorney Kennedy, City Clerk Arthurs, Public Safety Director Poloni, Public Service Director Randazzo, Parks and Recreation Director Hardenbrook and City Planner Keesey.

**SETTING AGENDA**

Mayor Boettcher indicated that he would like to add Item 5a to the agenda for an Update by Partners in Architecture regarding the preservation of the public safety/court building.

**CONSENT AGENDA**

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

1. Minutes from the regular Council Meeting held on July 16, 2018 and minutes from the closed session Council Meeting held on July 16, 2018.
2. Invoices
  - a) Anderson, Eckstein, and Westrick, Inc.
    - 2017 Resurfacing Program, 5/28/18 – 6/24/18, \$6,825.48
    - 2018 Resurfacing Program, 5/28/18 – 6/24/18, \$8,223.76
    - 2018 Resurfacing Program, 6/25/18 – 7/22/18, \$20,495.75
    - Fisher Road Streetscape, 5/28/18 – 6/24/18, \$10,398.31
    - Fisher Road Streetscape, 6/25/18 – 7/22/18, \$25,366.04
    - Neff Road Pump Station – Back Flow Gates, 5/28/18 – 6/24/18, \$5,178.46
  - b) GFL - Recycling, July 2018, \$5,539
  - c) Traffic & Safety Control Systems, Inc.
    - Annual Maintenance Agreement, 7/1/18 – 6/30/19, \$31,830
  - d) Michigan Municipal League - Workers Compensation, Installment #2, \$19,591
  - e) Oak Construction - Backflow Gate Replacement Project, Estimate #3, \$48,973.50
  - f) Pro-Line Asphalt Paving Corp - Resurfacing Project, Estimate #7, \$14,902.10
  - g) City of Grosse Pointe Farms
    - Radio Services, January – June 2018, \$11,699.85
    - Water Purchased, April – June 2018, \$153,422.91
  - h) Fildew Hinks - Legal Services, July 2018, \$11,659.36
  - i) Warren Contractors & Development, Inc.
    - Fisher Road Streetscape, Estimate #1, \$51,639.33
  - j) Florence Cement Company - 2018 Resurfacing Program, Estimate #1, \$162,271.94
  - k) Bricco Excavating Company - Water Main Replacement Project, Estimate #6, \$145,075.21
  - l) BS&A - Annual Service Contracts, 8/1/18 – 8/1/19, \$7,828
3. Approval of modification #2 for the Water Main Project contract for Bricco Construction Company in the amount not to exceed \$48,460.31.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

The City Council now convened as the Planning Commission.

#### SITE PLAN REVIEW – PUBLIC SAFETY BUILDING – 17320 MACK AVENUE

City Planner Jackson made the following report:

The City of Grosse Pointe is planning to construct a new Public Safety Building at the corner of St. Clair Avenue and Mack Avenue. The property along Mack Avenue is zoned C-1 Local Business, which permits public uses by right, and the southeastern portion along St. Clair is zoned P-1 Vehicular Parking which permits vehicle parking by right. The property south of the proposed facility is zoned R-1B Single Family Residential District. The existing Public Safety building, built in 1928, is inadequate and obsolete. It does not meet current code standards and parts of it have systems dating to 1928. It has been renovated and altered over the years on more than one occasion. It is too small for Department operations, and cannot even be retrofitted to permit the parking of a modern fire pumper. The new facility provides a state-of-the-art complex that meets the needs of the Public Safety Department, including efficiencies in operations, worker and building safety and includes training functions not possible with the building on Maumee.

The City Planner reviewed his report dated August 15, 2018, noting that the proposed building is designed to portray the high-quality aesthetic that is expected in the City, including a key building characteristic desired along Mack Ave., namely an orientation to the street and an entrance directly accessible to pedestrians on the Mack sidewalk. Brick predominates on the first floor and the training tower of the facility. The structure proposed consists of a predominantly brick façade with a stone entry face toward Mack Ave. The roof will be of synthetic slate shingles. Three overhead doors, for the fire apparatus, are located on each side of the building. A prefabricated carport is located at the rear of the site and extends along the back side of the paved area for vehicle maneuvering that is accessed off of Mack Avenue. It appears that goose-neck style lighting fixtures will be located over each overhead door. There is an additional overhead door on the sally port that faces to the rear. Off-street parking is proposed for municipal vehicles, primarily under the carport at the rear, where there are eight spaces. There are also four other off-street spaces in groups of two on the site. A masonry screen wall will extend the length of the carport area to screen the parking from the residential district that it abuts, while the two parking spaces located south of the St. Clair entry will be screened by shrubs. The public, when accessing the facility, will park in either the parallel spaces existing along Mack Ave. or in the 11 perpendicular spaces that are intended to be created along the St. Clair Ave. right-of-way. Two of those are shown as barrier-free. There are entry drives provided off of both Mack Ave. and St. Clair Ave., though the only through-circulation will be for fire trucks that circulate through the garage. The drives are located as far away from the intersection as is possible given the site dimensions. No loading spaces are shown, and it is not expected that the facility will have a need for significant deliveries. It was noted that landscape and signage plans have not been completed. The City Planner noted that the site plan that meets good planning and design principles given the limited size of the property, while respecting the needs of a municipal facility. The City Planner recommends approval subject to administrative review of a complete landscape and signage plan.

The complete City Planner report and the architect's site plan were accepted for the record.

Mayor Boettcher opened public comment. The following comments were made:

Margaret Greene, 520 St. Clair commented that she appreciated the Council making changes to the original plan of the building to design it so the building fits into the community. She further commented on the need, cost and use of the training tower.

Hearing no further comments, Mayor Boettcher closed public comment.

### Discussion and Consideration of Site Plan

Council Members discussed the site plan noting that it was a good plan, that the design was as cost effective as possible, the training tower is a key part of the building design and the tower will be a useful and important space for the training of City officers and well as officers from surrounding communities. It was noted that the front door to the public safety building is proposed to be a double door entryway.

Motion by Council Member Parthum, second by Council Member Williams, to approve the site plan for the new Police and Fire Facility at 17320 Mack Avenue, as presented.

UNANIMOUSLY ADOPTED.

The Planning Commission reconvened as the City Council.

### City Council consideration of Planning Commission Recommendation of Site Plan

Motion by Council Member Parthum, second by Council Member Stempfle, to accept the recommendation of the Planning Commission, for approval of the site plan for the new Police and Fire Facility at 17320 Mack Avenue.

UNANIMOUSLY ADOPTED.

### UPDATE – PRESERVATION OF THE PUBLIC SAFETY BUILDING FOR USE AS MUNICIPAL COURT

David Gassen and Lauren Gallinger, of Partners in Architecture, presented a PowerPoint presentation of plans to renovate the existing public safety building for use of the municipal court offices and court room/council chambers. The alternate plan is being provided in response to concerns regarding the demolition of the entire existing building and the construction of a new structure for use as the municipal court offices and courtroom. Mr. Gassen described the aspects of the plan, the proposed first floor renovations and a partial demolition that would be necessary to make the building meet both the needs of the court staff and requirements of the State Court Administrators Office. Various aspects of the design plan were discussed such as the conference rooms, size of the court/council chambers, lobby space, second floor storage space, sally port/holding areas and parking spaces. It was noted that a better main entry door, a sally port and enlarging the court/council chambers seating capacity should be considered and reviewed. Since this was the first draft of a renovation to the existing space, the architects will take the Council comments and modify the plan for future review and consideration. It was the consensus of the Council that keeping the existing building to maintain its character in the neighborhood while meeting the function of the court use is important and should be pursued.

### PURCHASE OF FIRE PUMPER

Public Safety Director Poloni made the following report:

The City of Grosse Pointe's pumper truck is 28 years old and is in need of replacement. The new pumper would be rated as a Class A pumper, which meets all NFPA/ISO standards for fire rating purposes. This vehicle would replace a Ford 8000 Pumper from 1990. The current pumper has exceeded normal life expectancy for a pumper truck. The City utilized HGACBuy to obtain the quotes for the pumper. HGAC is a nationwide, government procurement service striving to make the governmental procurement process more efficient. All contracts available to participating members of HGACBuy have been awarded by virtue of a public competitive procurement process compliant with state statutes and meet the City's bid requirements.

The new Sutphen Heavy Duty G2 Pumper is equipped with all necessary equipment to be compliant with all OSHA/ISO standards, including new standards for the equipment that will take effect in 2021. The proposed bid price is \$587,777.76 from the Sutphen Corporation. It is the same model that the City of Grosse Pointe Park

purchased and fits the City's needs as well. Standardization of equipment between the Grosse Pointes complies with the established goals for uniformity and interoperability. The vehicle will take approximately a year to be built and delivered. The budget anticipated \$500,000 for the purchase of the truck and \$133,000 for the equipment, therefore the quoted price is under the anticipated costs.

Motion by Council Member Parthum, second by Council Member Williams, to authorize staff to purchase a new Sutphen G2 Pumper for a price not to exceed \$587,777.76.

UNANIMOUSLY ADOPTED.

#### RENEWAL OF AGREEMENT – ASSESSING SERVICES – WCA ASSESSING

City Manager Dame made the following report:

The City has contracted with WCA Assessing for its assessor and assessing services since August 2015. WCA handles all the duties of the assessor as well as providing office hours to meet with residents and work with City staff. The initial three year contract is expiring.

A renewal contract has been negotiated for another three years, and WCA has reduced the cost of its services from \$30,288 currently to \$23,791. Years 2 and 3 include a 3.5% increase in the contract price each year. To accomplish the savings, the contract is proposing to reduce the hours the assessor is in the office from one full day to one half day. Staff feels the City will be able to efficiently utilize the assessor in a half day schedule for in person appointments. The assessor of record will continue to be Eric Dunlap, a Level IV Assessor. It was noted that WCA has performed with excellence and its staff are very professional and knowledgeable of all best practices for assessing in the State of Michigan.

Motion by Council Member Williams, second by Council Member Parthum, to approve and authorize the renewal agreement with WCA Assessing for three years, for assessing services and appoint Eric Dunlap as the City Assessor.

UNANIMOUSLY ADOPTED.

#### PUBLIC COMMENT

Ray Mabarak, 576 Rivard asked about the status of the property on St. Clair owned by Sunrise and if there is a plan to develop that area. He asked since Grosse Pointe Shores will not participate in the Rocket Fiber agreement if that will cost the other participants more and he expressed concern about a narrow traffic flow on Fisher between Kercheval and St. Paul.

Bob Morrow, 660 Washington commended the Council on how they have listened and responded to resident concerns and to keep up the good work.

Mickie Vederbar, 500 Neff proposed an idea of an official City flower or tree. She further stated that she has contacted the Beautification Commission to help develop the plan to implement the idea.

Margaret Greene, 520 St. Clair stated she felt it is important to keep the existing public safety building and not demolish it. She feels the court should use other facilities to conduct court since it is only twice a month. She further noted the DPW functions could be put in the apparatus bay, and reconfigure the existing council chambers to meet the needs. The DPW building does not need to be bigger and to look creatively at other areas to accommodate the City's needs.

Steven Nadeau, owner of 484 St. Clair, lives in Grosse Pointe Woods, stated that the current DPW building plan is out of character for Grosse Pointe and surrounding residents do not want to look at a large building out their back window or from their balcony. He asked Council to consider privacy issues with the neighbors and how it affects their quality of life. He feels the proposal is flawed and does not meet zoning requirements. He asked Council to reconsider the process and work out a plan for a better facility.

Diana Parlove, 486 Neff asked that the Court share facilities with the other Grosse Pointes. She stated that the DPW proposal is not a good idea and asked Council to work to scale down the building.

Dave Fries, 453 Rivard stated that there is no other option than to utilize the City's existing DPW footprint for a facility. The Canyon site did not work out, so the City needs to move forward with Maumee site.

Jan Keersmaekers, 469 Neff thanked Council for listening to the residents and that the DPW plan has improved. She still is not convinced that everything has been done to find another site option. Where can the analysis for outsourcing garbage collection be found?

Karen Yoo, 340 Lakeland asked if an analysis of outsourcing garbage collection had been done. If the City was no longer doing garbage collection, a large facility would not be needed.

### STAFF REPORTS

City Manager Dame noted that the City is prohibited from conducting court sessions outside of the jurisdictional boundaries of the City of Grosse Pointe by the State of Michigan. He further noted that the Municipal Court is open and staffed five days a week, not just twice a month while court hearings are in session.

### COUNCIL COMMENT

The City Council commented on the following topics:

- The Public Works Department does more than garbage pickup. The DPW staff performs many other functions to accommodate the needs and desires of the community and outsourcing garbage collection would impact the type of unique services residents are accustomed to. It is important to preserve the heritage of the City.
- There is no other alternative location for the DPW. The unforeseen circumstances that affected Detroit's decision to rescind the use approval for the Canyon site caused the City to design a facility on its current site. The improvement of this facility has been a goal of the Council for many years and the process of developing and designing the best facility within set financial constraints is very important.
- The Council thanked the residents for coming to the meeting and expressing their comments and concerns. The Council encouraged residents to continue to attend and be involved in the process.

### CLOSED SESSION

Motion by Council Member Parthum, second by Council Member Williams, to go into closed session for pending litigation of Case No. 2:18-cv-11797-AC-MKM.

### ROLL CALL

Ayes: Parthum, Stempfle, Tomkowiak, Turnbull, Walsh, Williams, Boettcher  
Nays: None  
Absent: None

The Council met in closed session from 8:48 p.m. to 9:03 p.m. The City Council reconvened in open session at 9:04 p.m.

Motion by Council Member Parthum, second by Council Member Williams, to retain Tom McGraw of McGraw Morris to defend the City of Grosse Pointe and Stephen Poloni, Public Safety Director, Case No. 2:18-cv-11797-AC-MKM.

UNANIMOUSLY ADOPTED.

On Motion, the meeting was adjourned at 9:05 p.m.

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Julie E. Arthurs, City Clerk  
City of Grosse Pointe