

MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, JANUARY 8, 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, Attorneys Fildew and Kennedy, City Clerk Arthurs, Finance Director Kleinow, Public Safety Director Poloni, Public Service Director Randazzo, Parks and Recreation Director Hardenbrook and City Engineer Pangori.

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 December 18, 2017.
2. Approval and adoption of resolution to execute Wayne County permits for annual maintenance, annual pavement restoration and special events.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

RESOLUTION HONORING DALE N. SCRACE

Mayor Boettcher presented a resolution and plaque honoring the public service of Dale Scrace.

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

WHEREAS, Dale N. Scrace was appointed to the City Council to fill a vacancy on June 19, 1989. He was subsequently elected and faithfully served the citizens of the City of Grosse Pointe as City Council Member from 1989 to 2001. In 2001, he was elected to the office of Mayor; in which he served until 2017;

WHEREAS, Mayor Scrace's distinguished public service record as a City Council Member and outstanding leadership role as Mayor have enabled many significant improvements such as the construction of a new City Hall, complete renovation of the Public Safety/Court building, Streetscapes I and II in the Village, construction of the Neff Park Pool and Bathhouse facility and expansion of Neff Park, the preservation of the building that became the hub for the Grosse Pointe Boat Club, Neff Park marina renovation, renovation of the former Jacobson's building into a mixed use development known as Kercheval Place and the construction of a new Village Municipal parking structure, to name a few;

WHEREAS, Mayor Scrace served for many years as head of the Grosse Pointe/Clinton Refuse Disposal Authority. Being an architect by trade provided Mayor Scrace with a unique insight into various projects ensuring the best possible outcome. Mayor Scrace worked diligently with varied civic groups to create, plan, beautify and enjoy Grosse Pointe. Those projects remain today and are enjoyed by many;

WHEREAS, as a resident of Grosse Pointe for more than 35 years, he is known for his true interest in the people of our community; therefore, be it

RESOLVED, that the City Council, City staff and the citizens of the City of Grosse Pointe do hereby extend their most grateful appreciation to Dale N. Scrace for his 28 years of dedicated service to the City of Grosse Pointe and wish Dale, Mary and their family the very best including good health and much happiness.

UNANIMOUSLY ADOPTED.

In appreciation for 28 years of public service, Dale N. Scrace was presented with a plaque honoring his years serving the City of Grosse Pointe.

PURCHASE – TORO WORKMAN UTILITY VEHICLE

Public Service Director Randazzo made the following report:

Bids were received from three Toro dealers for the purchase of one Toro Workman utility vehicle with dump box to replace an aging Cushman vehicle. The current Cushman, purchased in 2009, has exceeded its useful life. The Public Service Department replaced a Cushman utility vehicle with a Toro Workman in 2014 and has been pleased with its performance and reliability. The following quotes were received:

Spartan Distributors	\$32,716.17
Reinders Inc.	\$37,224.67
Century Equipment	\$40,657.77

It is recommended that the bid from Spartan Distributors, the MI-Deal authorized dealer, be accepted as the low bid.

Motion by Council Member Turnbull, second by Council Member Walsh, to award the bid to Spartan Distributors in the amount of \$32,716.17 for the purchase of one Toro Workman utility vehicle with dump box.

UNANIMOUSLY ADOPTED.

DESIGN/BUILD AGREEMENT WITH PARTNERS IN ARCHITECTURE – PUBLIC WORKS AND PUBLIC SAFETY FACILITIES PROJECTS

City Manager Dame made the following report:

After voter approval of a \$12.96 million bond to fund a new Public Safety building for the City and a replacement for its Public Works building, the City Council voted to purchase the properties at the corner of Mack and St. Clair in the City for the new public safety facility and has voted to purchase a warehouse facility in Detroit into which Public Works will be relocated. In December 2017, Council also voted to direct staff to bring back a design/build agreement with Partners in Architecture featuring a Guaranteed Maximum Price (GMP) for the Public Works and Public Safety facilities projects. It was noted that Partners in Architecture specializes in building public facilities and has worked with the City of Grosse Pointe during the conceptual design phases for each of the public works, public safety and court renovation projects.

City Manager Dame discussed the advantages of a design/build process involving a GMP, including that a prequalified builder is brought into the design process early on by the architect to offer advice, and after input regarding key components, the design/build team puts together a GMP before detailed plans are completed. Cost savings are shared between the City and the design/build team 60/40 respectively. By using the GMP approach, the City can assure that the cost of the projects will not exceed the bond amounts. An initial process timeline for the design/build work was reviewed and discussed. The stated goal of the agreement is to have a GMP of \$10,350,000 for all costs related to the design and construction of these projects. That matches the design and construction costs used when the bond costs were developed. If the City chooses not to execute the GMP proposal, the City would be responsible for paying architect fees to that date, not to exceed \$120,000.

Council discussion took place regarding a contingency for unforeseen issues with the project and cost beyond the GMP, what criteria is used to select the general contractors, process for interviewing contractors, permitting

process and pre-qualifications for general contractors, details regarding the agreement pertaining to arbitration and time limits for amendments after a general contractor is selected.

City Manager Dame reviewed the project design process and preliminary timeline. Other options regarding parking and constructing a court room at the public safety facility were discussed.

Motion by Council Member Williams, second by Council Member Parthum, to approve the proposed design/build agreement with Partners in Architecture for the Public Works, Public Safety and Court renovation projects.

UNANIMOUSLY ADOPTED.

APPOINTMENTS TO HOTEL COMMITTEE

Mayor Boettcher indicated that this was the time set to appoint members to a work group to consider and develop parameters for the hotel development project. It was noted that the work group has been asked to provide guidance and definition for the hotel project so that the developer can make a revised presentation at the April 16, 2018 City Council meeting. This guidance should be provided to the developer in enough time so that the developer can decide if the project can move forward; and if so, create a proposal for a hotel with eventual presentation for Council consideration. Council discussion took place regarding the function and outcome of the work group. It was noted that the committee will not evaluate whether the hotel project is reasonable, feasible, viable, wanted or needed. No decisions or reports will be generated by the hotel committee. Additional Council discussion took place regarding the hotel committee and the appointees. It was requested that Council Member Tomkowiak be added as a member and Rob Lubera, Chamber of Commerce Board, be removed from the list, with those changes, the proposed list of appointees for the hotel committee is as follows:

Christopher Boettcher, Mayor	David Gilbert, Business Owner
Don Parthum, Council Member	Kasey Malley, Village Assoc. President
Sheila Tomkowiak, Council Member	Louis Gazoul, Real Estate, Resident
Andrew Martin, DDA, Resident	Peter Dame, City Manager – Ex Officio
David Katz, DDA, Resident	Representative from Pedersen Development Co. - Observer/Participant

A list of alternates has also been kept on file if needed. It was noted that the City Manager will act as an advisor to the committee and provide an agenda and scope of work, based on Council dialogue, for the first meeting. It was further noted that hotel committee meetings will be open to the public and fall under the Open Meetings Act as the work group is operating under the direction of a public body and conducting public business.

Motion by Council Member Parthum, second by Council Member Walsh to appoint those names listed above, with the City Manager acting as an advisor, to the hotel committee.

ROLL CALL

Ayes: Boettcher, Parthum, Stempfle, Tomkowiak, Turnbull, Walsh

Nays: Williams

Absent: None

Motion Carries 6 votes Aye to 1 vote Nay.

2018 ROAD IMPROVEMENTS

City Manager Dame made the following report:

The five-year road improvement plan is made possible by the voter's approval of a 2.5 mill levy, and is reviewed annually by City Council. A new road condition survey was conducted last November and is factored into the

plan. The five-year plan denotes both the fiscal year the work will be charged to and the calendar year the work will be completed. The 2018 projects will be the fourth year of the Road Improvement Program. One part of the 2017 program remains to be completed on Kercheval Place. It is still under contract and will take place this Spring, as the project was delayed by utility work on Kercheval Place. Only the 2018 projects are proposed to be approved for preparing the engineering and bid specs at this time and are listed as:

Notre Dame – Kercheval to Waterloo: 1½ mill with curb capping
Charlevoix – Neff to Fisher: 3½ mill with curb and gutter
Neff – Maumee to St. Paul: 1½ mill with curb capping
Lakeland – From Charlevoix 110' north: 1½ mill with curb capping

City Engineer Stephen Pangori gave a PowerPoint presentation of the 2018-2022 Street Capital Improvement Plan. He answered various Council questions regarding the pavement condition survey and the proposed project schedule and the summary of changes to the plan. The Council discussed the projects proposed to be completed in calendar year 2018 and that the estimated cost of these projects is \$867,188. It was suggested that two-year contract pricing be considered when bidding out projects.

Motion by Council Member Tomkowiak, second by Council Member Williams, to approve the 2018 Road Improvement Plan.

UNANIMOUSLY ADOPTED.

PUBLIC COMMENT

Sandy MacMechan, 745 Lincoln, expressed concern about why the hotel developer spent money on a project on a speculative basis and questioned why no guidelines were given to the developer.

STAFF REPORTS

Parks and Recreation Director Hardenbrook stated that the Annual Winter Fest event will take place on Saturday, January 27 beginning at 1:00 pm.

COUNCIL COMMENT

The City Council commented on the following topics:

- Appreciation was expressed to former Mayor Dale Scrace for his longtime service to the City.
- Appreciation was expressed to the Public Works Department for their excellent work in clearing the streets and sidewalks during snow events over the holidays.

On Motion, the meeting was adjourned at 8:25 p.m.

Julie E. Arthurs, City Clerk
City of Grosse Pointe