

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 17145 MAUMEE AVENUE, GROSSE POINTE, MICHIGAN ON MONDAY, JUNE 18, 2018.**

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

ROLL CALL

Present: Mayor Boettcher, Council Members 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 Jackson.

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

UNANIMOUSLY ADOPTED.

CONSENT AGENDA

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

1. Minutes from the regular Council Meeting held on May 14, 2018 and May 21, 2018 and the minutes from the closed session Council Meeting held on May 21, 2018.
2. Invoices
  - a. Anderson, Eckstein and Westrick, Inc.  
– 2018 Resurfacing Program 4/2/18-4/29/18, \$6,788.98
  - b. Great Lakes Water Authority – Sewage Disposal, May 2018, \$75,800
  - c. GFL – Recycling, June 2018, \$5,864
  - d. Canfield Equipment Service, Inc.  
- Thermal Camera System, May 2018, \$16,145.70
  - e. Oak Construction – Backflow Gate Replacement Project, Estimate #1, \$18,000
  - f. Pro-Line Asphalt Paving Corp. – Resurfacing Project, May 2018, \$88,885.85

CONSENT AGENDA UNANIMOUSLY ADOPTED.

BEAUMONT HEALTHY COMMUNITY PRESENTATION AND MEMORANDUM OF UNDERSTANDING

City Manager Dame stated that Beaumont Health has proposed starting a formal collaboration between Beaumont and the Grosse Pointes and Harper Woods to help promote healthier lifestyles and wellness. Beaumont is proposing each community adopt a memorandum of understanding to establish a partnership and working relationship in the creation of a “Healthy Community”.

Suzy Berschback, Project Manager, Beaumont Healthy Community, presented Council with a handout detailing the initiative. Ms. Berschback discussed the goals of the collaboration including creating a systematic approach to health, wellness and healthy lifestyles in the community. Each entity will designate a person as the point of contact to represent healthy Communities and to attend scheduled meetings. Ms. Berschback answered various Council questions regarding the initiative.

Motion by Council Member Turnbull, second by Council Member Williams, to approve the Memorandum of Understanding with Beaumont Health for the Healthy Community initiative.

UNANIMOUSLY ADOPTED.

## PUBLIC HEARING - OFFER TO PURCHASE 17021 WATERLOO

City Attorney Kennedy made the following report:

Several decades ago, the City of Grosse Pointe acquired a very small house located at 17021 Waterloo. The house was torn down. The property now consists of a vacant 32 foot by 61.6 foot strip of land in the rear yards of 736 Notre Dame and 744 Notre Dame, and adjacent to 17025 Waterloo. The property is not used for public purposes and is of no value as a separate lot because it is not large enough for any permitted uses under the zoning code.

The City has communicated with Marta Gazda Auskalnis, the owner of 736 Notre Dame and 744 Notre Dame, and received an offer to purchase the property for \$6,300.00. Normally City property would be sold by a competitive bid process, but in this case, City staff recommends that the Council waive the competitive bidding process pursuant to Section 2-99(5) of the City Code and accept the offer from Ms. Auskalnis. The property is part of the platted lots associated with 736 Notre Dame and 744 Notre Dame. Increasing the size of these properties will enhance the value and utility of these properties in conformance with the City's planning objectives and give 736 Notre Dame and 744 Notre Dame the same lot depth as the rest of the homes on the block. Ms. Auskalnis has also committed to construct an automobile garage at 744 Notre Dame, which will reduce parking usage on the street. The tax assessments for these properties will be increased by these additions. The sales price is based on City assessing data for vacant land and represents fair value to the City.

Mayor Boettcher opened public comment. Marta Gazda Auskalnis, 736 Notre Dame explained the reason for her offer and stated that she has plans to replace a deteriorated garage with an appropriate size garage and improve the aesthetics and overall value of the area. After hearing no further comments, Mayor Boettcher closed public comment.

Motion by Council Member Tomkowiak, second by Council Member Williams, to accept the offer dated May 7, 2018, from Marta Gazda Auskalnis, with conditions as stated, and adopt the resolution for the purchase of 17021 Waterloo and authorize the Mayor and Clerk to sign the deed(s) and the City Manager is authorized to sign all documents to close the transaction. The property is not devoted to public use and may be sold.

UNANIMOUSLY ADOPTED.

## NEW FACILITIES PLANS

### *Public Safety*

City Manager Dame updated Council on the status of the Public Safety plans and options for Public Works and Court improvements. Mr. Dame noted that the Public Safety design plan for the corner of Mack and St. Clair has been refined in a manner that is expected to conform to the originally estimated construction cost of \$5.5 million. Mr. David Gassen, of Partners in Architecture, presented a PowerPoint presentation describing the June 18, 2018, preliminary design of the public safety building and various changes to the elevations and renderings from the previously presented plans. Mr. Gassen answered Council questions regarding cost reductions to stay in budget, and details of the proposed site.

### *Public Works and Court Design Presentation*

City Manager Dame updated Council on the four options for addressing Public Works/Court needs. Three options involved using the existing location of Public Works on Maumee for the much needed new facility. The fourth option was to build a new Public Works building at an unknown location elsewhere. The lack of any other available, affordable or acceptable site associated with buying more property and building a new Public Services building, render the alternative site option unfeasible. Council also eliminated the onsite option to both renovate the entire Public Safety building for Public Works and Court offices while building a new Public Works.

Mr. David Gassen, Partners in Architecture, presented a PowerPoint presentation showing an approach that entails building a new Public Works building at the existing location, replacing the existing Public Safety building with a new one-story Court/Council Chambers, and retaining some Public Works staff offices and a training room within the existing City Hall to reduce the size and cost of the new Public Works building. Mr. Gassen provided a site analysis, site and floor plans and preliminary elevations and renderings. Mr. Gassen answered Council questions regarding minimizing the footprint of the building, cost reductions to stay in budget, creating a buffer zone with neighbors, suggestion for a shadow study and various details of the proposed site plan.

Mayor Boettcher asked for comments regarding the proposed plans. The following comments were made:

Roz Gietzen, 459 Neff Rd., does not support the Public Services building plan because there is no positive for the neighbors. The proposal would affect her property value and remove invested landscaping placed there to block the view of the current facility. There are no positive architectural features to the proposed Public Service and Court buildings; both are not in keeping with the surrounding community.

Pat McClary – St. Clair Terraces expressed an interest in improvements but also was concerned about impact on 30 units in the adjacent complex. She asked if there were other options and aesthetics.

An interested citizen commented that the lack of maintenance of the public works facility is the City's responsibility. The Council needs to take time to consider the proposed improvement plans and the neighbors' concerns.

#### Bond Financing Scenarios

City Manager Dame stated that with Council concurrence of these concepts, a guaranteed maximum price would be generated by the PIA/DeMaria team for consideration at the August Council meeting. With a contractually guaranteed price for all three projects, it is then possible and necessary to approve a resolution to authorize issuance of bonds needed to pay for the projects to be started this Fall.

Steve Haddock, Bendzinski & Associates, the City's finance advisor for bonds, reviewed two scenarios for paying for these projects that both meet the terms of the ballot language approved by the voters. Mr. Haddock discussed the difference between issuing one bond now, and one now followed by a second bond next year. Mr. Haddock answered various Council questions regarding the bond issue. It was noted that the single bond issue in 2018 is the recommended approach.

#### Council Discussion and Direction

The Council discussed the presentations and made the following comments:

- The proposed Public Safety facility will be much more efficient and serve as a welcoming gateway to the City.
- The proposed Public Services and Court facilities are much needed to meet operational and safety requirements while remaining fiscally responsible to the bond proposal and community. The new facilities will be an improvement to the current site and be an improved workplace for employees. Although the plans for the Public Service facility remain inadequate and are not ideal, there are no other options for this facility.
- The inability to proceed with the Canyon site for a Public Service building is a disappointment.
- The single issuance of the bond is the preferred process.

Motion by Council Member Williams, second by Council Member Stempfle, to approve the preliminary designs presented and a single bond issuance; and direct City Staff to work with the architect and contractor on the two projects to bring forward a guaranteed maximum price with ongoing design for Council approval.

UNANIMOUSLY ADOPTED.

#### STAFF REPORTS

Public Service Director Randazzo reported on the Fisher Road Streetscape Project. He also updated Council on the DTE project and scheduled meet and greet at Neff Park. Parks and Recreation Director Hardenbrook updated Council on a busy Memorial Day weekend at the park and the start of swim lesson and swim team events. City Clerk Arthurs stated that Project Bloom had completed planting at Neff Park and in The Village. Appreciation was express to Project Bloom and the volunteers who worked hard to plant flowers and how beautiful the City looks.

#### CLOSED SESSION

Motion by Council Member Williams, second by Council Member Tomkowiak, to go into closed session for ongoing collective bargaining.

#### ROLL CALL

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

The Council met in closed session from 9:14 p.m. to 9:41 p.m. The City Council reconvened in open session at 9:41 p.m. There was no further action taken by Council.

On Motion, the meeting was adjourned at 9:42 p.m.

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Julie E. Arthurs, City Clerk  
City of Grosse Pointe