

MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE CONFERENCE ROOM OF THE NEIGHBORHOOD CLUB, 17150 WATERLOO, GROSSE POINTE, MICHIGAN ON MONDAY, JUNE 17, 2019.

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

ROLL CALL

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

Absent: Council Member Parthum

In Attendance: City Manager Dame, City Attorney Kennedy, Finance Director Kleinow, Public Safety Director Poloni, Deputy Public Safety Director Alcorn, Public Service Director Randazzo, Public Service Supervisor VanOpdenbosch, Parks and Recreation Director Hardenbrook and City Planner Jackson.

Motion by Council Member Stempfle, Second by Council Member Williams, to excuse Council Member Parthum for personal reasons.

UNANIMOUSLY ADOPTED.

The Mayor then led the Council in the Pledge of Allegiance.

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 March 18, 2019
2. Invoices
 - a) Kennedy Industries - Pump Station, May 2019, \$10,964.91
 - b) Great Lakes Water Authority - Sewage Disposal, May 2019, \$74,100
 - c) Warren Contractors & Development, Inc.
 - Fisher Road Streetscape, Estimate #7, \$33,608.60
 - d) Canfield Equipment Service, Inc.
 - Police Vehicle Equipment, May 2019, \$5,640.71
 - Police Vehicle Equipment, May 2019, \$5,037.31
 - e) Anderson, Eckstein & Westrick, Inc.
 - 2018 Resurfacing Program, 4/29/19 – 5/26/19, \$5,352.91
 - Fisher Road Streetscape, 4/29/19 – 5/26/19, \$11,911.21
 - Fisher Road Streetscape, 4/1/19 – 4/28/19, \$24,123.37
 - f) Gorno Ford - Police Vehicle, May 2019, \$41,517
 - g) State of Michigan - Fisher Streetscape, April 2019, \$10,478.40
 - h) Netballistics - Ammunition, May 2019, \$5,721
 - i) Rain Drop Products
 - Baby Pool Play Features, May 2019, \$25,107
 - Baby Pool Play Features, May 2019, \$12,631
 - j) City of Grosse Pointe Park - Dispatch Services, 1/1/19 – 3/31/19, \$27,147.60
 - k) Arbor Pro - Tree Trimming and Pruning, June 2019, \$5,754
3. Authorize the use of Marina Funds for the agreement to construction and install 82 finger pier dock risers in the amount of \$60,380 by On-Site Building LLC and the formal bidding process be waived due to the emergency nature of project.

4. Approval of the budget of the Indigent Defense Fund with revenues of \$22,463 and expenses of \$10,000 for fiscal year 2018-19.

CONSENT AGENDA UNANIMOUSLY ADOPTED.

MEDC ECONOMIC DEVELOPMENT PROGRAM PRESENTATION

Michigan Main Street

Lee Young, from the Michigan Economic Development Corporation, made a Power Point presentation to Council regarding the Main Street Program. The objective of the Program is to attract residents and businesses to downtown commercial areas.

The Program works in stages. First, there is a daylong training/orientation session. Several Council/DDA members have attended this training/orientation.

Second, a City/DDA must make a 1 to 3-year initial commitment to attain the "Select" level of the Program. This includes a budget commitment for development and communication. The total budget will likely range from \$150,000 to \$190,000 annually. (The cost of a local director for the Program is approximately \$50,000.)

Third, there must be a 5-year commitment to attain a higher level in the Program.

The focus of the Program is on downtown development, historic preservation and stakeholder participation. The Program seeks to develop a process that unifies the community in one development direction.

Council asked questions about how funding would occur.

Respondent Ready Communities

Dominic Romano, from the Michigan Economic Development Corporation, made a Power Point presentation regarding the process for qualifying for State funding for downtown development projects.

Romano discussed both an Economic Development Strategy and a Marketing Strategy. Romano presented the Redevelopment Ready Program principles and best practices.

Communities are evaluated on:

- Community Master Plans
- Zoning Flexibility
- Community Planning Review Process
- Education Programs
- Redevelopment Ready Sites
- Community Focus on Prosperity

Public comment was taken. Several implementation questions were addressed.

Motion by Council Member Walsh, Second by Council Member Stempfle, that it is the sense of the Council that the Downtown Development Authority should hold a meeting to initiate the Michigan Main Street/Redevelopment Ready Communities application process, and develop a plan of implementation and budgeting.

UNANIMOUSLY ADOPTED.

PUBLIC HEARING – ZONING BOARD OF APPEALS - 753 LAKELAND

The Council convened as the Board of Zoning Appeals.

City Attorney Kennedy 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 presented his report. The applicant, Mertz Casazza, on behalf of Ms. Ludlow, proposes a second story addition over the garage of an existing nonconforming building. The existing home encroaches 2.5' feet into the nine (9') foot required setback on one (1) side in an R-1A zoning district. The encroachment is on the lot's south side. The proposed plan extends the existing nonconformity up one (1) story with a second-floor addition and 11.5' feet towards the street. The proposed addition requires consideration of a variance to Nonconforming Structure Alterations, Section 90-132, of the City Code, which prohibit the expansion of a nonconforming structure. The applicant is seeking the following variance, pursuant to the Zoning Ordinance: Section 90-132: Alterations to a nonconforming structure. A variance is requested to permit vertical expansion of an existing nonconformity in a required side setback and a horizontal expansion of 50% of the building's depth towards the street, maintaining the required front yard setback.

The R-1A District requires side yard setbacks of 20' feet total, with at least one being nine (9') feet, for lots in between 50' feet and 100' feet wide. The existing building encroaches 2.5' feet to the south, in the proposed addition's location, and five (5') foot four (4") inches to the north. The total existing side yard setback encroachment is seven (7') feet, four (4") inches. Since the existing building does not comply with either side yard setback, the total building is nonconforming. The proposed first floor expansion to the nonconformity is permitted based on the ordinance, but the second story, which expands the nonconformity vertically, is the cause for the variance request.

The proposed addition renderings show a gable roof connecting the existing roof with the addition. The new roof will have overhangs that match the existing building. The addition will be clad in brick and siding to match the existing façade. There will be two (2) windows on the east facade on the second story above the garage door, as depicted on rendering. Many of the homes on this block are two (2) stories tall at the front building line, therefore, an addition above the garage of this home will not create a scale of building that is out of place with the rest of the block. With the windows proposed on the second story, the addition will closely resemble other homes in the neighborhood.

The plan to extend the second-story addition the full width of the lower building necessitates a variance because of the 2.5-foot extension into the encroachment. While it is technically feasible to construct the second story in conformance with the setback requirement, building the full width of the existing garage will help achieve proper structural load transfer to the ground. It was noted that a narrower second story would not be in the best interest for neighborhood aesthetics. For these reasons, practical accommodations are appropriate for this property. The proposed variance is supportive of the intent of the Zoning Ordinance for the R-1A District, which is to encourage reinvestment in properties for single-family residences. It was noted that the owner's desire to invest in the home, and the variance will help achieve this with no significant impact to the neighborhood.

There was no Public Comment. Letters in support of the project from several neighbors were reviewed.

Motion by Council Member Turnbull, second by Council Member Tomkowiak, to approve the variance as requested based on practical difficulties associated with the existing footprint of the house. Approving the expansion utilizing the existing footprint will allow the expansion in a less impactful manner than a conforming tear down and re-build. The addition will be staggered in relation to the current adjacent home, thus minimizing the impact.

UNANIMOUSLY ADOPTED.

Council reconvened as the City Council.

MUNICIPAL PARKING STRUCTURE REPAIRS

Public Service Director Randazzo made the following report:

The City received and opened bids for the contract to complete the necessary repairs that were recommended in the 2019 Audit Report conducted by Rich and Associates. Two bids were received for this project and are as follows:

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|--------------------|--------------|
| Pullman SST, Inc. | \$122,697.50 |
| Mark 1 Restoration | \$127,300.00 |

Motion by Council Member Walsh, second by Council Member Williams, to approve the bid of Pullman/Shared System Technology, for the amount of \$122,697.50, plus a contingency of \$49,000 respectively, as recommended by the City’s consultant Rich and Associates.

UNANIMOUSLY ADOPTED.

FORESTRY SERVICES AGREEMENT

Public Service Director Randazzo made the following report:

The City utilizes a private contractor to perform tree trimming and tree removal services. The City of Grosse Pointe send out an RFP for a three-year term and received four proposals for services. The proposal consisted of five categories: regular trimming, winter trimming, regular storm work, after-hours storm work, and tree removals. A summary of costs was reviewed. Assuming the contract would be carried out with the City’s estimations of the amount of work needed, the results are as follows annually:

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|--|-----------|
| Cutmytree.com of Taylor, MI | \$246,650 |
| Asplundh Tree Expert Co., Mt. Pleasant | \$160,292 |
| G’s Trees, Lincoln Park, MI | \$145,050 |
| Arbor Pro Tree Service Inc., Detroit, MI | \$104,151 |

Motion by Council Member Turnbull, second by Council Member Williams, to award a contract to Arbor Pro Tree Service, Inc. for a period of three years.

UNANIMOUSLY ADOPTED.

PUBLIC COMMENT

A resident expressed concern with speeding at Waterloo and University. Director Poloni stated the police would increase patrols at that intersection.

STAFF REPORTS

Chief Poloni commented on Music on the Plaza, Movie Night and the annual Gay Pride March.

Director Hardenbrook noted that the swim team practices had started.

Manager Dame discussed the work he and Director Randazzo were doing on the public facilities construction projects. Excavation is under way at both sites and bids so far are under budget.

COUNCIL COMMENT

Council expressed support for the Main Street Program.

Council expressed support for the outdoor Movie Night.

There was a general discussion of the process for obtaining building permits.

Thanks were given to Chris Hardenbrook for a successful renovation of the children's' pool and well presented events at Neff Park.

Motion by Council Member Turnbull, second by Council Member Williams, to go into closed session to discuss collective bargaining issues and a request by a public official for a performance evaluation.

Roll Call:

Aye: Boettcher, Stempfle, Tomkowiak, Turnbull, Walsh, Williams

Nay: None

UNANIMOUSLY ADOPTED.

The Council met in closed session from 8:30 p.m. to 9:20 p.m.

MANAGER CONTRACT

Motion by Council Member Williams, second by Council Member Walsh, to approve a 2% raise in base pay for the City Manager effective July 1, 2019, and also to approve a bonus in the amount of \$5,000 to be paid by July 31, 2019. The City attorney was instructed to prepare an amended employment agreement with these new terms and all other terms as historically agreed to.

UNANIMOUSLY ADOPTED.

On Motion, the meeting was adjourned at 9:23 p.m.

Charles S. Kennedy, III
Acting Secretary of the Meeting