

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD THE ZOOM VIDEO AND PHONE CONFERENCE PROGRAM ON MONDAY, OCTOBER 19, 2020.**

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

ROLL CALL

Present: Mayor Tomkowiak, Council Members Juip, Parthum, Stempfle, Thomas, Walsh, Williams  
All Council Members indicated their physical location as: Grosse Pointe, Michigan

In Attendance: City Manager Dame, Attorney Kennedy, City Clerk Arthurs, Finance Director Kleinow, Public Safety Director Poloni, Deputy Chief Alcorn, Public Service Director Randazzo, Public Service Supervisor Kress, Parks and Recreation Director Hardenbrook.

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

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Walsh, Williams, Mayor Tomkowiak

Nays: None.

MOTION CARRIES.

CONSENT AGENDA

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

1. Minutes from the regular Council Meeting held on September 21, 2020, minutes from the closed session Council Meeting held on September 21, 2020 and minutes from the special workshop meeting held on October 12, 2020.
2. Invoices
  - a) Florence Cement Company
    - 2020 Street Improvement Project, Estimate #3, \$265,784.93
    - 2019 Street Improvement Project, Final, \$33,436.90
  - b) City of Grosse Pointe Farms
    - Radio, 1/1/20 – 6/30/20, \$20,412.38
    - Water Purchased, 7/1/20 – 9/30/20, \$213,684.22
  - c) Galeana's Van Dyke Dodge - Dodge Charger, September 2020, \$26,147
  - d) City of Grosse Pointe Park - Dispatch Services, 7/1/20 – 9/30/20, \$28,842
  - e) GFL - Recycling, October 2020, \$10,200
  - f) Asphalt Control Corporation
    - Sidewalk Replacement Program, September 2020, \$7,731.25
  - g) Great Lakes Water Authority - Sewer Charges, September 2020, \$74,500
  - h) Partners In Architecture - New Facilities, Payment #16, \$520,014.56
  - i) Traffic & Safety - Annual Maintenance Agreement, 9/1/20-8/31/21, \$31,830
  - j) Stevenson Company - Annual Liability Insurance, 10/1/20 – 10/1/21, \$112,182
  - k) Phoenix - Attack Digital Fire Training, September 2020, \$37,604.64
  - l) Fildew Hinks - Legal Services, August 2020, \$15,143.46
  - m) Rodwan Consulting Company
    - GASB 74/75 Annual Actuary Report, October 2020, \$6,900
    - GASB 67/68 Annual Actuary Report, October 2020, \$5,600
    - Annual Actuary Report, October 2020, \$6,800

- n) Bell Equipment Company - Sewer Inspection Camera, October 2020, \$16,520
- o) Simply Technology - Public Safety Furnishings, October 2020, \$8,406

3. Approval of the Special Event Application for the Grosse Pointe Lions Jingle Bell Run on November 27, 2020 from 7:30 am to 10:00 am.
4. Approval of a three-year snow removal agreement extension with Berns Landscape Service.
5. Authorize the purchase of rock salt in the amount of \$50.02 per ton through MIDeal Purchasing Program, for 2020-21 season.
6. Authorize the purchase of a 2020 Hilo Forklift, including the aerial man-lift platform, in the amount of \$28,806 through the MIDeal Purchasing Program.
7. Approve the waiver of parking fees for The Village off-street parking lots on the four weekends (all day Saturday and Sunday between Thanksgiving and Christmas).

#### ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Walsh, Williams, Mayor Tomkowiak  
Nays: None.

#### MOTION CARRIES.

#### AGREEMENT WITH PASSPORT – MOBILE PARKING PAYMENT SERVICES

City Manager Dame made the following report:

In an effort to increase the user friendliness of the parking experience for parkers in the City and offer a better touchless pay option in the time of COVID-19, staff is recommending entering into an agreement with Passport Mobile Parking for provision of a new mobile parking payment experience. The Passport app is state-of-the-art technology in parking payment systems. The mobile application features include:

- iOS, Android and mobile web options that are easy to use
- Reminder notifications, email receipts and remote session extensions
- Option to integrate with existing systems for both on and off-street environments, using parking meters or pay stations
- Direct integrations with leading providers of enforcement and license plate recognition software
- A convenient and self-service merchant portal where local businesses can provide validation codes for their customers
- With a new Google partnership, Passport offers the ability to pay through Google Maps
- Offers a wallet feature that allows parkers to draw down funds they have set aside for parking

Mark Schleyer of Passport Services provided a presentation to Council describing the Passport company and mobile application features. Mr. Schleyer described how Passport will compliment Google Maps providing an easy way for new parkers to pay for parking in the City. He indicated that Passport is the most prevalent parking application used in southeastern Michigan. Mr. Schleyer answered various questions from Council regarding features of the mobile application, including the wallet feature, different in-app rates, and merchant and convenience fees. It was noted that the convenience fee charged for using the application is 25 cents for an entire parking session including any extensions. This is less than the 35 cents charged by Parkmobile for every purchase of parking time, including each extension. Other Michigan cities using Passport include Ferndale, Lansing, Battle Creek, Grand Rapids and Ann Arbor. Passport is also the software engine for the branded Park Detroit mobile application.

Motion by Council Member Stempfle, second by Council Member Williams, to authorize the execution of an agreement with Passport Mobile Parking.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Walsh, Williams, Mayor Tomkowiak  
Nays: None.

MOTION CARRIES.

Council Member Thomas joined the meeting at 7:39 pm, indicating his physical location as Grosse Pointe, Michigan.

PURCHASE – PARKING EQUIPMENT FOR LOTS 2 & 3

Due to the recommended replacement of the parking equipment in The Village Municipal Parking Structure that is tied to the gated systems in Lot 2 and 3, the City Public Services parking division is in need of new parking control and software equipment located at City of Grosse Pointe parking Lots 2 and 3. Three pay station equipment proposals were received for the parking lot equipment replacement project and are listed below.

Traffic & Safety Control Systems, Inc.

Luke II multi space pay stations \$9,250.00 per unit	
Lot 2 equipment, installation and shipping 3 units	\$ 30,975.00
Lot 3 equipment, installation and shipping 6 units and 1 shelter	\$ 78,005.00
<b>Total bid price</b>	<b>\$108,980.00</b>

Harvey Electronics & Radio

Strada Pal Rapide multi space pay station \$6,950.00 per unit	
Lots 2 and 3 equipment and installation of 12 units in total	
Price does not include shelter or site prep	
<b>Price of items bid</b>	<b>\$88,200.00</b>

IPS Group

MS1 multi space pay station \$6,249.00 per unit	
Lots 2 and 3 equipment, installation and spare parts of 6 units in total	
Price does not include shelter or site prep	
<b>Price of items bid</b>	<b>\$49,934.00</b>

Tom Neff of Traffic and Safety Control Systems presented an overview of the Luke II pay station system. This type of system is currently utilized in City Lot 6 and is a reliable and durable system that the City has had few issues with over the last five years. Representatives from Traffic and Safety Control Systems answered various Council questions regarding the Luke II pay station equipment. It was noted that a gate less system offers reduced traffic and stoppages at parking lot entrances and exits and requires less equipment. Council discussion took place regarding annual maintenance costs associated with the current parking equipment, and potential long-term cost savings with the proposed pay station system. Revenue and expense impacts of the new pay station equipment and parking enforcement in the lots was discussed.

Staff recommends that the City stay with the Luke II system for Lots 2 and 3 as the best option for expanding pay stations in the City and as a means to increase uniformity and ease of use for the City's off-street lot revenue collection systems.

Motion by Council Member Parthum, second by Council Member Williams, to authorize the purchase of Luke II parking equipment for Municipal Parking Lots 2 and 3 from Traffic & Safety Control Systems, Inc.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak

Nays: None.

MOTION CARRIES.

PURCHASE – PARKING EQUIPMENT FOR THE VILLAGE MUNICIPAL PARKING STRUCTURE

The City of Grosse Pointe Public Services parking division is in need of new parking control and software equipment located at the Village Municipal Parking Structure (Lot 5), as the Amano equipment is past its expected lifespan. Two bids were received for the parking structure equipment replacement project and are listed below.

Traffic & Safety Control Systems, Inc.

Tiba Parcs gated parking equipment will feature the latest X60 Line equipment with contactless payment options at in lane and on 3 on foot pay stations. Other features include enhanced permit parking options, validations, PCI certified fail-safe credit card compliancy, AVI readers and thermal paper tickets replacing mag stripe tickets.

**Total bid price \$253,578**

Harvey Electronics & Radio

Skidata gated parking equipment features contactless payment options at in lane and on 3 on foot pay stations. Other features include enhanced permit parking options, validations, AVI readers and thermal paper tickets replacing mag stripe tickets.

**Total bid price \$391,960**

Traffic & Safety Control Systems, Inc has significant experience in installation and maintenance of Parking equipment in cities across Michigan, installed the City's current equipment and have responsive maintenance service in the SE Michigan region. The proposed parking equipment is a major improvement over existing equipment in the garage that is more than 12 years old. This proposed equipment should create a more reliable parking experience. TIBA offers advantages over the competition with less moving parts to maintain and replace, and cabinets constructed using stainless steel and the TIBA software is stable and easy to use. Council reviewed and discussed details of the entry and exit stations and watched a demonstration video of the fast ticket mechanism and the ability of a damaged ticket to be read and accepted by the TIBA equipment.

Motion by Council Member Williams, second by Council Member Stempfle, to authorize the purchase of the TIBA gated parking equipment for the Village Municipal Parking Structure from Traffic & Safety Control Systems, in the amount of \$253,578.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak

Nays: None.

MOTION CARRIES.

RESOLUTION – AUTHORIZING SIDEWALK AND PARKING AREAS PERMITTING FOOD AND BEVERAGE SALES

City Manager Dame made the following report:

The City of Grosse Pointe was one of the first cities in Michigan to allow use of public areas for businesses and restaurants for various purposes as a means to help cope with the impacts of COVID-19 and was a temporary measure approved for 2020. This year, several restaurants have expanded their previously approved outdoor

dining areas on sidewalks utilizing this temporary authority. One restaurant, City Kitchen, has used this authority to build a platform in parking spaces on Kercheval Place.

Given the continuing COVID-19 pandemic, City staff recommends that authority be granted to permanently allow restaurant usage of sidewalks and parking areas for food and beverage sales, on an annually permit basis. At least one restaurant plans to take advantage of this permanent authority. City Kitchen has indicated they wish to continue to operate past their state issued outdoor license expiration date of October 31, 2020. Approval of the proposed resolution will allow restaurants such as City Kitchen to operate over the winter with heated tents or igloos, if they desire, as a means to help cope with COVID-19.

Motion by Council Member Parthum, second by Council Member Williams, that the following resolution be adopted:

Authorization for designation of sidewalk and parking areas permitting food and beverage sales

In the C-1, C-2 or Fisher Road Neighborhood zoning districts, the City Manager may permit the use of that portion of any sidewalk or street between the property line and the traveled portion of the street (including areas customarily used for parking) as a designated area for retail sales of food and/or beverages.

Such uses shall be memorialized by a license approved by the City Manager and City Attorney and may be issued for up to one year. The license will automatically renew for additional one-year terms unless either party provides 30 days advance notice of non-renewal prior to the license anniversary date.

Such licenses may only be issued if the City Manager finds that the proposed use will not unreasonably interfere with the public use of the sidewalk and/or street and such license shall specifically identify the area of the license and the conditions under which such area may be used.

If issued, such license shall be at no cost to the property owners other than appropriate insurance costs and indemnities for a period of one year, at which time, if such license is extended, reasonable fees may be imposed in the discretion of the City Manager.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak

Nays: None.

MOTION CARRIES.

RESOLUTION HONORING JOHN FILDEW

Mayor Tomkowiak read aloud the resolution honoring John Fildew, former City Attorney. Both the Mayor and City Council members expressed their appreciation and gratitude to John for his many years of service to the City of Grosse Pointe.

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

John Fildew has dedicated his life to service of others. A Phi Beta Kappa graduate of the University of Michigan, he attended the University of Michigan Law School, graduating with highest honors. He then went on to serve in the United States Army Judge Advocate General Corps, achieving the rank of Captain.

After his Army service, John began his career in private practice in Detroit. In almost 60 years of practice, John counseled numerous businesses, individuals and communities in south eastern Michigan with great intellect and

devotion. In his home community, John was a member of the Grosse Pointe Park Foundation; supporting a wide range of projects for the enhancement of the City of Grosse Pointe Park.

In the early 1990's, John became the City Attorney for Grosse Pointe. John was instrumental in the expansion of Neff Park, the construction of a new City Hall, and multiple Village improvement projects.

His vast legal knowledge, sound judgment and tireless dedication to the City of Grosse Pointe has been of great service to the City Council, City staff and the citizens of Grosse Pointe.

IT IS THEREFORE RESOLVED, that City Council, on behalf of itself, City staff and all City residents, expresses heartfelt appreciation to John for his many years of dedicated service to the City of Grosse Pointe, and wishes John and his wife, Helen, every happiness in the years to come.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak

Nays: None.

MOTION CARRIES.

The City Council convened as the Planning Commission.

FINAL MACK AVENUE PLAN PRESENTATION – MCKENNA ASSOCIATES

City Manager Dame made the following report:

Over the last year, a multi-jurisdictional corridor study of Mack Avenue between Cadieux and Moross Road was conducted by McKenna Associates on behalf of the cities of Detroit, Grosse Pointe, Grosse Pointe Farms, along with Wayne County and Grosse Pointe Park. It was supported by a major grant from SEMCOG, with match assistance from the National Realtors Association. This study was conducted in conjunction with the assistance of the Eastside Community Network (ECN) as phase II of a prior study of Mack Avenue from Conner to Cadieux. ECN is the parent organization for a Mack Avenue business association primarily covering the phase I stretch of Mack Avenue.

Julie Connochie, the principal planner for this study at McKenna, presented the final Mack Avenue plan. Ms. Connochie noted key recommendations and steps to move forward including, but not limited to the following:

- Establish a Corridor Improvement Authority to ensure continued intergovernmental cooperation from the plan participants and to support and guide the implementation efforts.
- Begin design, planning and identifying funds for a unifying streetscape design featuring green infrastructure for the corridor.
- Coordinate zoning changes to help spur mixed use investment and commercial activity on Mack Avenue and to better coordinate the zoning approaches between cities on the corridor to create a unified corridor.
- Create a Commercial Rehabilitation District or financial incentives to help achieve the goals of the rezoning.

Council discussion took place regarding the final plan and policy framework. Suggestions were made for further consideration of alternatives to a roundabout at Moross and encouraging student feedback on corridor options. Council praised Ms. Connochie, McKenna, and City staff for their work on the project.

Motion by Council Member Williams, second by Council Member Stempfle, to accept the Mack Avenue plan in concept and direct staff to initiate implementation steps in partnership with the other municipalities.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak  
Nays: None.

MOTION CARRIES.

POTENTIAL ZONING AMENDMENT – MULTI-FAMILY HOUSING UNIT SIZES

City Manager Dame made the following report:

As a means to promoted multi-family or mixed use residential dwelling development in The Village, as called for in the Master Plan and elsewhere in the City where permitted, City staff has reviewed the City’s current minimum size per dwelling unit. The minimum area per dwelling unit in districts that allow for multi-family is 1,000 square feet. National trends in this area show that Grosse Pointe’s zoning ordinance is out of date. It is recommended that the zoning code be amended to allow for smaller size dwelling units by studio, one-bedroom and two-bedroom type units.

Julie Connochie, City Planner reviewed her memorandum regarding zoning restrictions on residential unit sizes dated October 14, 2020. Local developers have indicated a common refrain that apartment sizes are getting smaller and that the City’s current ordinance is not aligned with market trends. The Planner offered potential actions the City could take to attract more residential investment to support The Village and other neighborhood commercial centers. It was suggested that further study be done of the local housing market to better understand the range of unit sizes being built in and around Grosse Pointe. Following that analysis, a draft of a text amendment that would update the permitted minimum dwelling unit size in all districts would be presented to Council for review and consideration.

Motion by Council Member Williams, second by Council Member Parthum, to direct the City Planner to study the local housing market, and develop a potential zoning amendment regarding multi-family housing unit sizes for Council consideration in November 2020.

ROLL CALL VOTE

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak  
Nays: None.

MOTION CARRIES.

PUBLIC COMMENT

Dale Scrace, 559 Lincoln, commented on the resolution honoring John Fildew, expressing his appreciation for John Fildew’s service to the City of Grosse Pointe. He wished John and his family well. He also commented that the Mack Avenue Plan is positive for the area and he looks forward to seeing how the plan progresses.

STAFF REPORTS

Public Service Director Randazzo reported that leaf collection started today. He expressed appreciation for the new Public Works facility building which staff moved into recently.

COUNCIL COMMENT

The City Council commented on the following topics:

- Appreciation was expressed to city staff, especially the parking division, for compiling data and information regarding parking equipment systems.
- Appreciation was expressed to the Mayor regarding her leadership in recent Council workshop meetings and on the Mack Avenue Plan.
- The Council encouraged people to shop local.

#### CLOSED SESSION

Motion by Council Member Parthum, second by Council Member Stempfle, to go into closed session for ongoing litigation, Monticciolo vs. City of Grosse Pointe.

#### ROLL CALL

Ayes: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak  
Nays: None  
Absent: None

The Council met in closed session from 9:25 p.m. to 9:37 p.m. The City Council reconvened in open session at 9:38 p.m. There was no further action taken by Council.

On Motion, the meeting was adjourned at 9:39 p.m.

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Julie E. Arthurs, City Clerk  
City of Grosse Pointe