

**MINUTES OF THE GROSSE POINTE CITY COUNCIL MEETING HELD IN THE ZOOM VIDEO AND PHONE CONFERENCE PROGRAM ON MONDAY, SEPTEMBER 21, 2020.**

The meeting was called to order at 7:01 p.m.

ROLL CALL

Present: Mayor Tomkowiak, Council Members Juip, Parthum, Stempfle, Thomas, Walsh, Williams

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

CONSENT AGENDA

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

1. Invoices
  - a) Florence Cement Company - 2020 Street Improvement Project, Estimate #2, \$597,490.17
  - b) Ferguson Waterworks - Meter Reading Setup Fee, August 2020, \$5,910
  - c) U.S. Flood Control Corp - Marina Dam Barrier, April 2020, \$17,721.00
  - d) Casper Corporation - Public Safety Lockers, Final Payment, \$39,853.24
  - e) GFL - Recycling, September 2020, \$9,576
  - f) ISCG. - Public Safety Office Furniture, Final Payment, \$24,915.96
  - g) Great Lakes Water Authority - Sewer Charges, August 2020, \$74,500
  - h) Partners In Architecture - New Facilities, Payment #15, \$424,076.06
2. Minutes from the regular City Council meeting held on August 17, 2020.
3. Approval of 2021 allocation of \$14,082 in Municipal and Community Credit funds to Pointe Area Assisted Transportation System (PAATS) and authorize the Assistant City Manager/Clerk to execute the agreement.
4. Authorize the purchase of a Envirosight Quickview sewer camera in the amount of \$16,520.50.
5. Approval of Special Event Application from the Chamber of Commerce to hold the Grosse Pointe Santa Claus Parade on November 27, 2020.
6. Approval of service agreement with Traffic and Safety Control System Inc. for service and equipment maintenance for the Municipal Parking Garage and various lots.
7. Authorize the execution of an agreement to purchase 2020 Ford Transit series truck from Jorgensen Ford through the MI-Deal Purchasing Program in the Amount of \$26,044.25.

ROLL CALL VOTE

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

MOTION CARRIES.

RESOLUTION – AUTHORIZING HISTORIC DISTRICT STUDY AREA AND STUDY COMMISSION

City Manager Dame made the following report:

At the August Council meeting, the Council heard a presentation about the process for consideration of establishing a local historic district. After discussion, the City Council direct staff to bring back a resolution

establishing the proposed estate district historic home study area and authorizing the creation of a historic district study commission. The duty of the study commission is to review an intensive historic structure survey prepared by an historic preservation expert, and to make recommendations to the City Council on whether and where to create a historic district or districts to preserve the remaining large estate homes in the City south of Maumee Avenue. The proposed study area encompasses all of the E-R zoned area as well as nearby areas south of Maumee on the following streets: Lakeland, University, Washington, Lincoln, Rathbone, Woodland and homes along or near the lakefront on Donovan Place, Wellington Place, Stratford Place and Elmsleigh.

If approved, members of the community would be asked to submit a volunteer committee application to serve on the Study Commission, including people with architectural experience. Per State law, the Grosse Pointe Historical Society would be requested to assist with identifying potential members. Council discussion took place regarding the designated study areas, the E-R district areas and the historic preservation firm proposed to assist the City with the study.

Motion by Council Member Stempfle, second by Council Member Williams, to approve the following resolution authorizing a Grosse Pointe Estate Historic District study area and study commission:

**RESOLUTION**

Grosse Pointe Historic District Study Committee

The City of Grosse Pointe is considering the establishment of a historic district in accordance with Act 169 of the Michigan Public Acts of 1970; MCL 399.201 et seq. The proposed district would encompass resources in the City's Estate Residential Zoning district and other City blocks including:

- Lakeland Ave from Maumee to Lake St. Clair
- University Place from Maumee to Jefferson
- Washington Road from Maumee to Jefferson
- Lincoln Road from Maumee to Jefferson
- Entirety of Rathbone Place
- Woodland Place
- The lakefront homes and property immediately adjacent to the lakefront homes on Donovan Place, Wellington Place, Stratford Place, and Elmsleigh Place

In addition, areas adjacent to these designated areas may be added if initial survey work indicates their inclusion in the district is merited.

IT IS THEREFORE RESOLVED:

- 1) City Staff is instructed to prepare and distribute an application for membership in the Grosse Pointe Historic District Study Committee consistent with the qualifications required under MCL 399.203. City Staff will then present the applications to Council for consideration and appointment to the Committee.
- 2) City Staff is directed to commence an inventory and related research with respect to the resources in the proposed district consistent with requirements of MCL 399.203.

VOTE ON THE FOREGOING RESOLUTION IS AS FOLLOWS:

YES: Juip, Parthum, Stempfle, Thomas, Walsh, Williams, Mayor Tomkowiak  
NO: None

RESOLUTION DECLARED ADOPTED.

PROFESSIONAL SERVICES AGREEMENT – HISTORIC PRESERVATION STUDY

City Manager Dame made the following report:

The Council directed staff to prepare a recommendation for hiring an historic preservation firm to conduct an intensive level survey of historic properties in the prosed study area, prepare a report for review and to assist the study commission and the City Council in the process of developing a local historic district.

A proposal by Kidorf Preservation Consulting, the firm that conducted the initial Citywide historic building assessment on behalf of the Grosse Pointe Historical Society in 2011, was presented and reviewed. The cost of the first phase of the estate district study, and conducting the detailed inventory of historic assets would be \$17,772. For assistance in the study, Kristine Kidorf, the principal at the firm, would utilize the services of James Miller, whose background information was submitted to Council. Ms. Kidorf and Mr. Miller are experts in historic preservation, and Ms. Kidorf has helped other cities such as Rochester, Detroit and New Baltimore create and administer local historic districts.

The City received proposals from two other firms, John Dzuirman Architects, \$17-24,00 for the first phase report and Quinn Evans, a historic preservation firm, proposed a larger survey and report for \$21,400. Due to their work to date in Grosse Pointe, their past experience, the ability to help the City through all phases of this work, including administration of the district, City staff recommends Kidorf Preservation Consulting, as their proposal is reasonable and cost competitive.

Council discussion took place regarding the preliminary assessment of properties in the study area, the different phases of the proposal, and the study timeline and the effect on the current moratorium in the E-R District.

Motion by Council Member Parthum, second by Council Member Williams, to authorize the execution of a professional services agreement with Kidorf Preservation Consulting consistent with the terms of the August 19, 2020 proposal.

ROLL CALL VOTE

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

MOTION CARRIES.

RESOLUTION – AMENDING EMPLOYEE HANDBOOK FOR 2020

City Manager Dame made the following report:

One of the impacts of the pandemic on municipal workers has been that it has been difficult to take time off. Employees have canceled vacations, places to vacation have been closed or are limited, the workload has increased due to the demands of responding to unforeseen, unique and ever-changing circumstances, and certain employees were designated essential and had to work even as others were confined to homes by Executive Order. As of September, non-union employees subject to the City’s Employee Handbook in total had 25% more vacation left in their annual allocations than the previous year. Employees are not permitted to carry over more than one week of vacation. It was recommended that due to unique circumstances this year, that non-union employees be allowed to receive a payout of up to one week of their vacation in 2020 only, so they do not lose it at the end of the year.

Motion by Council Member Stempfle, second by Council Member Parthum, to approve the following resolution amending the City’s Employee Handbook:

Due to increased workloads and travel restrictions as a result of COVID-19 affecting the City of Grosse Pointe and its employees, many City employees have been unable to utilize their accrued vacation days. Therefore, notwithstanding the terms of the City Personnel Manual, with respect to calendar year 2020 only, It Is Resolved that non-union City Staff will be subject to the following modified vacation payment rules:

Any employee who is eligible for paid vacation days may opt for paid compensation in lieu of paid vacation at the end of the calendar year. Payment for unused vacation days will not be included in the Final Average Compensation used to calculate pension benefits. The maximum payout of vacation days will not exceed 5 days.

VOTE ON THE FOREGOING RESOLUTION IS AS FOLLOWS:

ROLL CALL VOTE

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

RESOLUTION DECLARED ADOPTED.

FABRICATED AND RETROFITTED LEAF PUSHERS

Public Service Director Randazzo made the following report:

The Public Service Department is in need of upgrading and retrofitting the new leaf pushers which will be mounted on the new Bobcat utility vehicles approved by Council in August 2020. Santoro Inc. of Detroit has worked on this specialty equipment in prior years for the City. Santoro Inc. was the only local fabrication shop that would take on this task, as it is a detail specific fabrication. The amount of \$15,000 is budgeted for this project in the Capital Projects fund.

Motion by Council Member Parthum, second by Council Member Williams, to approve the purchase of fabrication and retrofitting of leaf pushers, in the amount of \$12, 246, from Santoro Inc.

ROLL CALL VOTE

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

MOTION CARRIES.

MML CONVENTION DELEGATE

The annual convention of the members of the Michigan Municipal League will be held online on September 29-October 1, 2020. The annual business session is scheduled for 3:00 p.m. on Tuesday, September 29. Each year the City Council designates a representative and an alternate to attend this business meeting. This year, all Council Members are registered for the convention due to the group rate for the online conference.

Motion by Council Member Parthum, second by Stempfle, to appoint Terence Thomas as Delegate/Representative and Maureen Juip as alternate Delegate/Representative to attend the annual business meeting at the Michigan Municipal League Online Convention on Tuesday, September 29, 2020 at 3:00 p.m.

ROLL CALL VOTE

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

MOTION CARRIES.

## STAFF REPORTS

Parks and Recreation Director Hardenbrook updated Council on the Fall Harvest set for Saturday, September 26 from 2:00 – 5:00 pm. He described steps being taken to ensure patrons socially distance and activities will include magic and dog frisbee shows. Public Safety Director Poloni reviewed the recent grand opening event for the new public safety building. The Director thanked the Mayor and the Detroit Police Commander for their speeches and expressed appreciation to the Council for the event and for the new building and equipment. Public Service Director Randazzo provided an update on the construction of the new public services building. The building is near completion and the Director expressed appreciation for the new and improved facility.

## COUNCIL COMMENT

The City Council commented on the following topics:

- The Public Safety Open House event was a success and Council has received positive feedback regarding the facility. Appreciation was expressed to Chief Poloni and his department for assisting in the event.
- A similar Open House event will be considered for the Public Service building for next year.
- Appreciation was expressed to the Parks and Recreation Director for continuing be creative in presenting events at the park.
- Council encouraged people to Shop Local.
- A resolution be drafted and considered for John Fildew recognizing his career and service as the City Attorney.

## CLOSED SESSION

Motion by Council Member Parthum, second by Council Member Williams, to go into closed session for a discussion of ongoing litigation.

## ROLL CALL VOTE

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

## MOTION CARRIES.

The Council met in closed session from 7:40 p.m. to 7:50 p.m. The City Council reconvened in open session at 7:51 p.m. There was no further action taken by Council.

On Motion, the meeting was adjourned at 7:52 p.m.

---

Julie E. Arthurs, City Clerk  
City of Grosse Pointe