

City Council MEETING - December 12, 2022
7:00 PM

CALL TO ORDER

The meeting was called to order by Mayor Hodges and opened with the Pledge of Allegiance to the Flag.

ROLL CALL

The following were present: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

Also present: Nick Sizeland, City Manager; Jane M. Blahut, Finance Director/Clerk; Dan Kelly, City Attorney; Bryan Jarrell, Director of Public Safety; Patrick Droze, OHM Advisors, City Engineer; Warren Rothe, Assistant City Manager; and Courtney Delmege, Deputy Clerk.

APPROVAL OF CONSENT AGENDA

Motion by Councilmember Wiener, seconded by Councilmember McMillan, to approve the consent agenda consisting of the November 28, 2022 minutes; Committee and Commissions report; and finance report.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

PUBLIC COMMENT (AGENDA ITEMS)

Two public comments were made.

MANAGERS' REPORT/PUBLIC SAFETY

City Manager Sizeland presented a brief overview of the status of issues since the last meeting: City leaf collection and chipping; DPW Update; DDA Meeting Civic Campus Update; Michigan Infrastructure Council Asset Management Readiness Program; Christmas tree disposal; and successful Brunch with Santa event.

Public Safety Director Jarrell presented a brief overview of the following: Child safety seat technicians in the department; Ascension offers a one-hour course on installing children's safety seats; attended a Homeland Security Wayne County Emergency Management meeting last week; received seven rifle-rated shields donated by the Grosse Pointe Park Foundation to assist in facing armed gunmen; and the wine tasting event held at the Tompkins Center to raise money for Public Safety Foundation and from the Village Wine donated \$7,000.

UNFINISHED BUSINESS:
COUNCIL COMMENT

Councilmember Relan inquired about the status of the Art Center approval with Detroit.

NEW BUSINESS:
ZONING ORDINANCE MAP AMENDMENT: 1211 WAYBURN, 1215/1217 WAYBURN

Michael Stines, acting on behalf of the property owners of 1211 Wayburn, and 1215/1217 Wayburn submitted an application to conditionally rezone the properties from R-D (Two-Family Residential) to P-1 (Vehicular Parking). The proposed map amendment is being requested to permit the development of a parking lot that is intended to serve businesses and residents in the proximity of Alter Road and Wayburn. This includes a proposed mixed-use building in the City of Detroit that will feature a daycare center and apartments.

Motion by Councilmember Wiener, seconded by Councilmember Caulfield, to recuse Councilmember Relan due to a conflict of interest.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, and McMillan, and Mayor Hodges.

NAYS: None

Motion by Councilmember Wiener, seconded by Councilmember Caulfield, to approve the request to conditionally rezone 1211 Wayburn and 1215/1217 Wayburn from R-D (Two-Family Residential) to P-1 (Vehicular Parking).

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, and McMillan, and Mayor Hodges.

NAYS: None

RECUSED: Councilmember Relan.

ZONING ORDINANCE MAP AMENDMENT: 1155 WAYBURN, 1159/1161 WAYBURN, 1167
WAYBURN

Michael Stines, acting on behalf of the property owners of 1155 Wayburn, 1159/1161 Wayburn, and 1167 Wayburn submitted an application to conditionally rezone the properties from R-D (Two-Family Residential) to P-1 (Vehicular Parking). The proposed map amendment is being requested to permit the development of a parking lot that is intended to serve businesses and residents in the proximity of Alter Road and Wayburn.

Motion by Councilmember Wiener, seconded by Councilmember Caulfield, to approve the request to conditionally rezone 1155 Wayburn, 1159/1161 Wayburn, and 1167 Wayburn from R-D (Two-Family Residential) to P-1 (Vehicular Parking).

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, and McMillan, and Mayor Hodges.

NAYS: None

RECUSED: Councilmember Relan.

ZONING ORDINANCE REVISION RFP REVIEW

A Request for Proposals (RFP) was issued to seek services from a planning consultant to help

the City conduct a Comprehensive Zoning Ordinance Rewrite. Three firms responded: McKenna, Beckett & Raeder, and Giffels Webster. All three firms are local to Michigan and meet all the qualifications of the RFP. City Administration is recommending McKenna be the consultant chosen to assist the City in rewriting its Zoning Ordinance. The Planning Commission has reviewed the proposal and unanimously identified McKenna as their consultant of choice for conducting the Zoning Ordinance rewrite.

Motion by Councilmember Caulfield, seconded by Councilmember McMillan, to approve McKenna's proposal to conduct a comprehensive rewrite of the Zoning Ordinance, not to exceed \$29,200 to be split between the current and next fiscal year.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

JEFFERSON AVE SEWER SEPARATION PROPOSAL

The City Capital Improvement Plan for Water and Sewer projects identifies the East Jefferson Sewer Separation as the second most important project for the City Sewer system after the EERV. The Infrastructure Committee at its last meeting recommended bringing forth a proposal to the City Council. The City asked OHM Advisors for a proposal for engineering services to be completed during the winter in order to go out for bid during the winter/spring of 2023, when companies are slower and may have more favorable pricing. If pricing is favorable and the Council approves a submitted bid in the future, the project could commence in the summer of 2023.

Motion by Councilmember Wiener, seconded by Councilmember Relan, to approve the proposal for the Jefferson Ave Sewer Separation by OHM Advisors not to exceed price of \$24,000.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

ADOPT 2023 MEETING DATES

CITY OF GROSSE POINTE PARK WAYNE COUNTY, MICHIGAN RESOLUTION TO ADOPT REGULAR MEETINGS OF THE GROSSE POINTE PARK CITY COUNCIL FOR 2023

WHEREAS, Grosse Pointe Park City Council is establishing its meetings for the 2023 Calendar Year., and;

WHEREAS, Chapter 6. Section 6.1 Regular Meetings of the Grosse Pointe Park City Charter states "The Council shall provide by resolution for the time and place of its regular meetings and shall hold at least one regular meeting each month. A regular meeting shall be held on the Monday following each regular city election",. and;

WHEREAS, Grosse Pointe Park City Council will meet at 7 P.M. on the 4th floor of Grosse Pointe Park City Hall located at 15115 E Jefferson Grosse Pointe Park MI 48230.,and;

WHEREAS, the meetings will take place the second Monday of every month unless otherwise

rescheduled by the City of Grosse Pointe Park., and;

WHEREAS, the following meeting dates are proposed of January 9th, February 13th, March 13th, April 10th, May 8th, June 12th, July 10th, August 14th, September 11th, October 16th, November 13th and December 11th., and;

NOW, THEREFORE, BE IT RESOLVED, that I Mayor Hodges and the Grosse Pointe Park City Council hereby adopt the regular meeting dates for the Grosse Pointe Park City Council for Calendar Year 2023 on the 12th day of December, 2022.

Motion by Councilmember Relan, seconded by Councilmember Wiener, to approve the proposed meeting dates of January 9th, February 13th, March 13th, April 10th, May 8th, June 12th, July 10th, August 14th, September 11th, October 16th, November 13th and December 11th, 2023.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

COMMISSION AND BOARD APPOINTMENTS

Motion by Councilmember Caulfield, seconded by Councilmember Relan, to appoint Kristin Taylor to the Planning Commission to fill a vacancy ending September 2025.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

Motion by Councilmember McMillan, seconded by Councilmember Gallagher, to reappoint Michael McCuish to the Board of Review for a full term ending December 2025.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

Motion by Councilmember Wiener, seconded by Councilmember Caulfield, to: reappointment Randy Cousineau for a full term ending December 2026; Appoint Mary Distel to fill a vacancy ending December 2023; and appoint Jim Robson to a full term ending December 2026 to Tax Increment Finance Authority Board.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, and McMillan, and Mayor Hodges.

NAYS: Councilmember Relan.

Motion by Councilmember McMillan, seconded by Councilmember Caulfield, to reappoint Christina Buchanan, Stacey Jarvis and Paul Spratt to the Recreation Commission for full terms ending December 2025.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

CLOSED SESSION - TO CONSIDER MATERIAL EXEMPT FROM DISCUSSION OR
DISCLOSURE BY STATE OR FEDERAL STATUE PURSUANT TO MCL 15.268(H)

Motion by Councilmember Caulfield, seconded by Councilmember Wiener, to move into closed session to consider material exempt from discussion or disclosure by state or federal statue pursuant to MCL 15.268(h) at 8:00 pm.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

The meeting was returned to open session by Mayor Hodges at 8:13 pm.

RESOLUTION FOR TRANSFER OF PROPERTY

CITY OF GROSSE POINTE PARK COUNTY OF WAYNE STATE OF MICHIGAN
RESOLUTION FOR THE TRANSFER OF PROPERTY

At a regular meeting of the City Council of the City of Grosse Pointe Park, Wayne County, Michigan (the "City"), held on December 12, 2022.

PRESENT: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

ABSENT: None.

The following Resolution was offered by and seconded by: Councilmember Wiener and seconded by Councilmember Caulfield.

WHEREAS, between April 2012 and November 2019, the City's Tax Increment Finance Authority ("TIFA") unanimously approved the purchase of the following properties ("Properties"), located within the City, for development purposes:

1. 1160 Maryland Street, Parcel ID No. 39-008-05-0010-000;
2. 1163 Lakepointe Street, Parcel ID No. 39-008-03-0049-002;
3. 1166 Maryland Street, Parcel ID No. 39.008-05-0009-000;
4. 1167 Maryland Street, Parcel ID No. 39-008-05-0008-000; and
5. 1408-1410 Lakepointe Street, Parcel ID No. 39-007-06-0037-000;

WHEREAS, the necessary documents were finalized and executed for the purchase of said Properties, with payment being made entirely with TIFA funds;

WHEREAS, the parties to the original transfer intended for the Properties to be deeded to the TIFA; and

WHEREAS, the recorded Warranty Deeds from the transfer deeded the Properties to the City.

NOW, THEREFORE, BE IT RESOLVED, the City Council does hereby authorize the transfer of the properties to the Grosse Pointe Park Northwest Tax Increment Finance Authority and grant the City Manager and/or their designee the authority to execute any and all necessary documents on behalf of the City to complete the transfer of the Properties from the City of Grosse Pointe Park to the Grosse Pointe Park Northwest Tax Increment Finance Authority for the agreed upon price of one dollar (\$1.00) per property.

Motion by Councilmember Wiener, seconded by Councilmember Caulfield, to approve the resolution for the transfer of the following properties from the City of Grosse Pointe Park to the Tax Increment Finance Authority: 1160 Maryland; 1163 Lakepointe; 1166 Maryland; 1167 Maryland; and 1408-1410 Lakepointe.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

LEASE AGREEMENT WITH URBAN RENEWAL FOUNDATION

Motion by Councilmember Wiener, seconded by Councilmember Caulfield, to authorize the City Manager to negotiate and execute all necessary documents to enter into a lease agreement with the Urban Renewal Initiative Foundation for the property located at 1005 Wayburn, Grosse Pointe Park, MI 48230.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

COUNCIL COMMENT

Councilmember Brenner commented on the following: commended the Planning Commission for subcommittees for City-owned properties and parking management; and provided an update on Fairfax Market to hopefully remain a local grocer.

Councilmember McMillan commented on the following: Thanked the City Manager and administration for hard work and thanked residents for applying for the board and commission appointments.

Councilmember Relan commented on the following: helpful to review parking developments.

Mayor Hodges commented on the following: encouraging residents to shop locally and give locally; and the tree at Windmill Pointe Park was donated by a resident from Grosse Pointe Farms.

PUBLIC COMMENT (NON-AGENDA ITEMS)

Three public comments were made.

ADJOURNMENT

Motion by Councilmember Wiener, seconded by Councilmember Gallagher, to adjourn the meeting.

AYES: Councilmembers Brenner, Gallagher, Caulfield, Wiener, Relan and McMillan, and Mayor Hodges.

NAYS: None

With no further business, the meeting adjourned at 8:36 pm.