

CITY COUNCIL MEETING - November 28, 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 Brenner, to approve the consent agenda consisting of the October 13, 2022 minutes; October 17, 2022 minutes; Committee and Commissions report; finance report; opt-out provision authorization resolution; and fiscal year 2023 budget amendment.

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

NAYS: None

PUBLIC COMMENT (AGENDA ITEMS)

No public comments were made.

MANAGERS' REPORT/PUBLIC SAFETY

City Manager Sizeland presented a brief overview of the status of issues since the last meeting: Leaf pickup update; online theatre ticket sales; TIFA grants update; Request for Proposals for zoning at Planning Commission meeting to be held on December 7; GPPSS Trombly School update; DPW update; Clean Water State Revolving Fund; alley repaving.

Public Safety Director Jarrell presented a brief overview of the following: Sergeant Kevin Remus and Officer Brady Baetans were honored by the Harper Woods City Council on November 21 for their work as Special Response Team (SRT) Officers and their bravery for a domestic violence call on September 2 resulting in shots fired; reminders to community to lock homes, garages and vehicles and to not leave keys inside of vehicles.

UNFINISHED BUSINESS:  
OHM SEWER UPDATE

City Engineer Patrick Droze presented a storm progress report including: sewer televising and manhole condition assessment; coordination with EGLE; St. Clare Montefalco Church; sewer relief system at Patterson Park (aka EERV); downspout disconnections; model development –

hydrology & hydraulics; capital improvement program; Jefferson Ave sewer; funding; and future project development.

NEW BUSINESS:  
RESOLUTION BODMAN LAW FIRM  
CITY OF GROSSE POINTE PARK  
WAYNE COUNTY, MICHIGAN  
RESOLUTION TO HONOR BODMAN LAW FIRM FOR ITS DEDICATED PUBLIC SERVICES  
TO THE CITY OF GROSSE POINTE PARK AS CITY ATTORNEY

WHEREAS, the Bodman Law Firm practices in Banking & Financial Services, Corporate/Mergers & Acquisitions, Municipal, Aviation Law & Finance, Construction, Health Care, Environmental, Enterprise Procurement, Real Estate, Intellectual Property, Data Privacy & Security, Tax, Trusts & Estates, Labor & Employment, Bankruptcy, and Insurance, and;

WHEREAS, the Bodman Law Firm has provided services to Michigan communities for more than 70 years including Grosse Pointe Park as general counsel, prosecution, bond counsel or special counsel in workplace, environmental, litigation and other issues, and;

WHEREAS, the Bodman Law Firm has assisted the City Council, Commissions, Downtown Development Authority and Tax Increment Finance Authority in conducting their meetings in an orderly fashion serving as the Parliamentarian, crafter of motions, and advisor on the Open Public Meetings Act and other applicable laws, and;

WHEREAS, the Bodman Law Firm has provided City Administration with advice on procedural matters, legal requirements, and new state and federal legislation, and;

WHEREAS, Herold “Mac” Deason served as City Attorney and formerly lived in Grosse Pointe Park, and;

WHEREAS, two of its most recent City Attorneys Dennis Levasseur and Jake Howlett currently call Grosse Pointe Park home, raised their families in and provided fair, accurate and unbiased legal advice to the community, and;

WHEREAS, the Bodman Law Firm was recently awarded in the U.S. News & World Report in association with The Best Lawyers in America, has named the firm to its 2023 “Best Law Firms” list both nationally and in multiple Michigan markets, and;

WHEREAS, Today, with Carrie Leahy as chair, Bodman continues to uphold a strong standard of legal knowledge, professionalism, and client service and;

NOW, THEREFORE, BE IT RESOLVED, that I Mayor Hodges and the Grosse Pointe Park City Council hereby honor the dedicated public service of the Bodman Law Firm on the 28th day of November, 2022.

Motion by Councilmember Caulfield, seconded by Councilmember Wiener, to approve the resolution to honor the Bodman Law Firm for its dedicated public services to the City of Grosse Pointe Park as City Attorney.

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

NAYS: Councilmember Relan.

CONSIDERATION FOR SALE OF REAL PROPERTY

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

WHEREAS, on or about December 21, 2017, the City of Grosse Pointe Park ("City") purchased the following properties (collectively referred to as the "Pitter's Property" or the "Property"), located within the City of Detroit, which include:

1. 2500 Alter Road, Parcel ID No. 21062762;
2. 2226 Alter Road, Parcel ID No. 21062757-61;
3. 2194 Alter Road, Parcel ID No. 21062756;
4. 2186 Alter Road, Parcel ID No. 21062755;
5. 2180 Alter Road, Parcel ID No. 21062754;
6. 2174 Alter Road, Parcel ID No. 21062753; and
7. 2170 Alter Road, Parcel ID No. 21062752;

WHEREAS, the City originally purchased the Alter Road Properties in 2017;

WHEREAS, after a preliminary analysis, the City Manager makes the recommendation to City Council to sell the Property in that the sale of the Property would be in the best interest of the City;

WHEREAS, the City Manager recommends forgoing the sealed competitive bidding process as set forth in the Code under Sec. 2-249 for sale of Property over Five Thousand (\$5,000) Dollars for the following reasons: (1) the competitive bidding process would not be practical and/or (2) the competitive bidding process would provide no advantage in obtaining a sale that is most advantageous for the City when compared to utilizing the services of a realtor;

WHEREAS, the City Manager has submitted a request to the Council to forego the formal sealed competitive bidding process and authorize the City Manager as the Purchasing Agent of the City to obtain the services of a realtor.

NOW, THEREFORE, BE IT RESOLVED, the Council does hereby authorize the sale of the Properties identified herein located on Alter Road in the City of Detroit;

BE IT FURTHER RESOLVED, as provided in Sec. 2-249 of the City Code, at the written recommendation of the City Manager, the Council hereby waives the competitive bidding procedure in Sec. 2-248 of the City Code, as it is not practical and/or would not provide an advantage to the City;

BE IT FURTHER RESOLVED, in lieu of competitive bidding, the Council hereby grants the City Manager authority to hire and utilize the services of a qualified and licensed realtor who has familiarity with the type of property being sold and/or the location so the City receives offers that

would be the most advantageous to the City with the understanding that any Listing Agreement between the City and the realtor would require approval by the Council;

BE IT FURTHER RESOLVED, that the Council will have final authority on whether or not to accept any offers received by the City Manager with the assistance of a realtor.

Motion by Councilmember Caulfield, seconded by Councilmember Wiener, to approve the resolution for the sale of property including 2500 Alter, 2226 Alter, 2194 Alter, 2186 Alter, 2180 Alter, 2174 Alter and 2170 Alter.

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

NAYS: None

#### WINDMILL POINTE PARK MARINA REDEVELOPMENT PROPOSAL

City Manager Sizeland presented a redevelopment proposal for the Windmill Pointe Park Marina. The Windmill Pointe Park Marina infrastructure is reaching the end of its useful life as the most significant rehabilitation and construction occurred in the 1950's. The City is interested in planning for the reconstruction of the facility to meet modern standards and current/future demand. In 2021, the City hired Hubbel Roth & Clark to conduct a marina condition assessment and the report identified a number of concerns. That report estimated the cost to completely redo the marina at around \$10-13 million dollars. In discussions with potential vendors, the following issues need to be addressed, at a minimum, for the future of the Marina: electric system; sanitary pump out system; potable water distribution; lighting entry/exit; seawall damage; dock condition & slip mix; basin agitation; safety and accessibility.

With the condition assessment in hand, the City asked qualified architects/engineers to submit proposals for design renderings of what the future Windmill Pointe Park Marina could be. This work includes providing the City with multiple options to understand the cost of rehabilitation or a complete makeover of the marina. The City Administration is recommending Abonmarche for consideration over Fleis & Vandenbrink due to cost and local experience. Abonmarche has worked with the cities of St. Clair, Grosse Ile, Grosse Pointe Shores and Muskegon to name a few. Abonmarche has three tasks in hand to complete, including an initial site evaluation and update to the condition assessment done by HRC, a community survey and multiple concept developments.

Motion by Councilmember McMillan, seconded by Councilmember Relan, to approve the Abonmarche proposal for a total cost of \$23,200 out of the Marina Fund.

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

NAYS: None

#### COST RECOVERY CONTRACT AWARD

The cost recovery ordinance allows for the City to contract with a third-party contractor to manage and collect cost recovery charges that are assessed by the City. The ordinance requires that a contractor must be approved by the City Council. The Public Safety Department

desires to enter into an agreement with R. Moore Solutions (RMS) to facilitate the Department's cost recovery efforts. RMS will handle all aspects of cost recovery, alleviating a staff person from this task.

Public Safety Director Jarrell explored two companies that dealt in cost recovery, RMS and Cost Recovery Corporation (CRC). While there is no cost to the City, RMS's fee is 20% of the funds recovered and CRC retains 25%. In addition, RMS is recommended by the Michigan Association of Chiefs of Police. The 20% charge by RMS will be built into the fee schedule to be developed by the Public Safety Department. This will ensure that the City receives 100% of our true costs and RMS is compensated for its services. It is important to remember that the City will primarily be seeking reimbursement from insurance companies, which is what RMS specializes in billing.

Motion by Councilmember Wiener, seconded by Councilmember Relan, to approve the agreement with R. Moore Solutions as presented.

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

NAYS: Councilmember Gallagher.

#### PHONE SYSTEM AWARD

Our current phone system is a five-year-old NEC analog system using a copper-wire based PRI circuit for connectivity. The City has a fiber data connection between our building and Grosse Pointe City for dispatch purposes to allow us to move calls back and forth between the two cities seamlessly. We currently have no back-up connectivity in place in case the primary path PRI Circuit fails. The lease with Graybar on our current equipment expires 12/15/2022. We have provided notice of our intent to terminate the current lease and lease new equipment.

Centaris is maintaining our current phone system and has been our support provider for over 10 years. They have quoted an NEC IP-based phone system. This would eliminate our PRI as the primary phone circuit and move to an internet-based IP source for calls. Since this is an NEC system, it would have complete compatibility with the phone system in Grosse Pointe City for Public Safety use. The system would include a second data path for failover backup whereas during the storm event in June 2021 we had no backup and phones were down for a week.

The City also received a quote from MISwitch, a local IP phone service provider. MISwitch would eliminate our PRI as the primary phone circuit and move to an internet-based IP source for calls. However, their costs are significantly higher than those of Centaris.

Motion by Councilmember Brenner, seconded by Councilmember Wiener, to approve system agreement from Centaris for \$56,202.00 for a term of five years.

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

NAYS: None

#### PLANNING COMMISSION APPOINTMENT

Motion by Councilmember Relan, seconded by Councilmember Caulfield, to appoint Devan

Stachecki to the Planning Commission to fill a partial term left by Michelle Lindsay ending September 30, 2024.

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

NAYS: None

#### COUNCIL COMMENT

Councilmember Relan commented on the following: Beautification Invitational on December 8; creation of a basketball league, next session in January; potential basketball tournament and future contests.

Councilmember McMillan commented on the following: commended the Parks and Recreation Department for hard work on launching online theatre ticket sales.

Mayor Hodges commented on the following: the success of the Grosse Pointe Santa Claus Parade by the Grosse Pointe Chamber of Commerce; the Grosse Pointe Theatre production of A Christmas Carol from December 1 through December 4; and Giving Tuesday on November 29.

#### PUBLIC COMMENT (NON-AGENDA ITEMS)

No public comments were made.

#### ADJOURNMENT

Motion by Councilmember Wiener, seconded by Councilmember Brenner, 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 8:54 pm.