

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF
GROSSE POINTE WOODS HELD REMOTELY (ZOOM) ON MONDAY, OCTOBER 12, 2020.

PRESENT: Mayor Novitke
Council Members Bryant, Gafa, Granger, Koester
ABSENT: McConaghy, McMullen

ALSO PRESENT: City Administrator Smith
City Attorney Berschback
City Clerk Hathaway
Building Official Tutag
Deputy City Clerk/Facilitator Antolin

Also in attendance was Scott Garrison, consulting Engineer, Peter Basso Associates Inc.

The Facilitator's Statement was read.

Mayor Novitke called the meeting to order at 7:01 p.m.

Motion by Bryant, seconded by Koester, that Council Members McConaghy and McMullen be excused from tonight's meeting as they are attending to personal matters.

Motion carried by the following vote:

Yes: Bryant, Gafa, Granger, Koester, Novitke
No: None
Absent: McConaghy, McMullen

Motion by Granger, seconded by Bryant, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Motion carried by the following vote:

Yes: Bryant, Gafa, Granger, Koester, Novitke
No: None
Absent: McConaghy, McMullen

Taken out of order, the first item discussed was **ordinance update – colonial theme**. The City Attorney stated he and the Building Official met with a smaller subcommittee of the Planning Commission including Commissioners Vitale and Bailey. The focus was to come back to City Council with a proposed ordinance amendment that while keeping the colonial theme in the ordinance also allowing the Planning Commission to deviate from the colonial theme discretion based on certain standards. Standards will be established that not only apply to colonial theme but also other requirements in the ordinance. Commissioner Vitale will create a list of materials that the City does not want used and include them in the ordinance establishing a standard for high quality materials as well as prohibited materials. There was a consensus of the Committee to authorize the City

Attorney to put together an amended ordinance for the Planning Commission and City Council to review.

Continuing on with the agenda, the next item discussed was regarding **ordinance update – solid fence**. The City Attorney provided an overview of his letter dated October 7, 2020. He, together with the Building Official, reviewed the existing ordinance. The recommended amendments would strictly clarify solid fences by creating clearer and better definitions for “open fence” and a “solid fence”. Exceptions would be under Section 8-224(3), continuing to allow for that portion of a fence that faces a street on a corner or when a fence faces an alley. The proposed amendments would also include a separate definition for “semi-open fence” to allow shadowbox fences. The City Attorney stated the proposed amended ordinance will be ready for a first reading. He also stated the previously approved 90-day moratorium expires in November. The City Attorney will be inserting some additional changes to the ordinance presented this evening. The decision as to what is a solid fence will be made by the Building Official based on this ordinance and the examples on file with the Building Department.

The City Attorney stated the proposed ordinance amendment will be ready for a first reading before City Council on October 19, 2020. There was a consensus of the Committee to move forward with the first reading.

With Mr. Garrison in attendance, the next item discussed was regarding **solar panels – Lake Front Park**. Mr. Garrison provided an overview of the Proposal for Professional Services to perform a Solar Photovoltaic Feasibility Study for installation of on-site solar panels. He stated the study will include City Hall, Lake Front Park, and Department of Public Works. The study incorporates looking at a number of factors including obtaining metering information for consumption, coincident energy use, space and opportunities for PV installation, and review of estimated energy offset based on DTE distributed Generation Rider. He would review the analysis and engage DTE in a discussion regarding programs that they may have, such as a Solar Lease Program.

The Mayor asked if there is enough sunlight exposure to justify the cost, and Mr. Garrison responded yes, but that a study would be needed. The cost of the study is \$6,200.00. A special consultant, if needed, would be an additional cost. Additional costs would require City approval. Mr. Garrison stated this study is not likely to incur additional expenses that due to the size of the project and he was agreeable to removing it from the proposal.

Council Member Koester calculated the cost of bonding the project at 1% for ten to fifteen years at something less than \$5 million resulting in an overall savings to the City when paying \$30,000.00 per month for electricity currently and is expected to increase by \$16,000.00 per year. The question was raised regarding the metering of street lights and how would they be addressed. Mr. Koester would like to see the program run collectively as a City. Mr. Garrison stated DTE is looking at a community solar program and has a few other community programs that will be reviewed too.

Council Member Bryant asked about selling stored energy back to DTE. Mr. Garrison stated generation charges are not refundable because they are invested into the infrastructure as well as delivered back to other customers.

Council Member Gafa discussed identifying all optimum places. Mr. Garrison stated the three locations (City Hall, Lake Front Park, and Department of Public Works) are reasonable targets to analyze use and opportunities on each site. If additional sites are added, it would take more effort. DTE would need to offer some exceptions to their opportunities and agree to a sort of pilot project for special considerations.

Motion by Koester, seconded by Bryant, regarding a Solar Photovoltaic Feasibility Study, that the Committee-of-the-Whole recommend that City Council approve the proposal with Peter Basso Associates Inc. at a cost of \$6,200.00 to perform the study, plus expenses, with review and approval of the Proposal by the City Attorney.

Under discussion, Mr. Garrison stated the study should take no more than six weeks, unless data is not available from the meters, which could add an additional month. He also stated it could be dependent upon which season has the highest demand. A brief discussion ensued regarding a sustainable City versus a focus on financial benefits.

Motion carried by the following vote:

Yes: Bryant, Gafa, Granger, Koester, Novitke

No: None

Absent: McConaghy, McMullen

The **Signage Request – Grosse Pointe Woods Foundation** was next. The Mayor stated the signs would be limited to 24" x 30" in size, four to six signs as provided in the photos, and placement is to be determined by Administration. There were no objections from the Committee to post the signs at the Department of Public Works on Hazardous Waste Day on October 17, 2020.

The **Federal Community Development Block Grant Program** was then discussed. The City Attorney stated he reviewed the Agreement, which allows an opt-out of the program. If no action is taken, the City will continue on with the program as in the past. The City Administrator stated there is no reason to opt-out of the program as it provides good benefits to the HELM, the City, and senior programs. There was no action taken.

Discussion ensued regarding **Chene-Trombley Playscape**. The City Administrator stated the Recreation Department recommended installation of a tot lot, that an offer has been received to update the entrance of the park facing Mack, and that the Grosse Pointe Woods Foundation is looking for a project to fund. The City Administrator, Director of Public Services, and John Jackson met at the park to discuss the possibilities. The City Administrator suggested creating a plan for the park with improvements being done in phases. They discussed three to ten year goals. The developer of the previous Fontana Properties, Joe Polluzzi, would contribute some funding toward the entrance of the park on the east side, such as fencing and façade improvements. The City Administrator also

stated grants may be available such as the Wilson Foundation, however everything would need to be laid out before making application including identifying of costs.

The Mayor asked about the cost of the plan. The City Administrator stated one plan submitted from McKenna is \$27,400.00 for a three step process. The Director of Public Services stated the total cost could be over \$300,000.00. The City Administrator stated there are other resources to reach out to obtain comparisons.

There was a consensus of the committee to authorize administration to assemble and present information to Council including costs and equipment. Mike and Lisa Fuller from the Foundation spoke saying this would welcome a collaborative effort among the various bodies in the City.

The next topic discussed was **Bag Meters for the Holidays**. The Mayor stated the revenues are \$7,000.00 per week; or \$364,000.00 annually. Mary Aubry Rogers was present on behalf of The Avenue in the Woods. Following discussion, there was a consensus of the Committee to permit bagging of the meters with a sticker posted on the bags identifying a two-hour time limit. Ms. Rogers stated a sticker would identify the time limit on the bags; including the following conditions:

1. That the Avenue in the Woods is responsible for placing and removing the bags from the meters;
2. That the meters are permitted to be covered from December 14, 2020, through December 31, 2020;
3. That bags may be placed on the meters with exceptions being made for fire hydrants, yellow curbs, meter in front of Wan Kow at 20922 Mack, and any other businesses objecting to bagging of the meter;
4. That handicapped meters be covered with a bag prominently displaying a handicapped emblem.

Amended by
Council
10/19/20. lkh

The next item was **update – Fire Truck**. The City Administrator stated, according to the Director of Public Safety, the fire truck should be ready the first week of November and delivery by the end of November. Delays have occurred due to COVID-19.

Motion by Granger, seconded by Gafa, that the following items be removed from the Committee-of-the-Whole:

- A. Oxford Road Construction
- B. Allard Road Petitions
- C. Mini Golf Signs
- D. Pool Closure
- E. Firetruck Financing
- F. Non-Union Increases
- G. Grosse Pointe Woods Foundation, proposed project - Miniature Golf Course
- H. 2019/20 Non-Union Employee Benefits
- I. Update: City-Hall Clean-Up
- J. City Hall Re-Construction

Motion carried by the following vote:

Yes: Bryant, Gafa, Granger, Koester, Novitke

No: None

Absent: McConaghy, McMullen

Hearing no objections, the following item was discussed under New Business:

- Council Member Koester discussed the Michigan Supreme Court ruling invalidating the Governor's Executive Orders. The Mayor stated that is why the City adopted the Resolution in May. The City Attorney stated there has been a great deal of comments posted on the City Attorneys' list serve regarding conducting meetings remotely, and there are differences of opinion across the attorneys. The Senate has passed legislation that is retroactive and the Bill is on the way to the House. He stated the legislation will clear things up.

Nobody wished to be heard under Public Comment.

Motion by Bryant, seconded by Gafa, that the meeting of the Committee-of-the-Whole be adjourned at 8:14 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk

Robert E. Novitke
Mayor