

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 23, 2019, IN THE CONFERENCE ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

PRESENT: Chair/Mayor Pro-Tem Bryant
Council Members Koester, McMullen, Shetler
ABSENT: Mayor Novitke, and Council Members Granger and McConaghy

ALSO PRESENT: Acting City Administrator/City Clerk Hathaway
City Attorney Berschback
Director of Public Services Schulte
Building Official Tutag
Recreation Supervisor Gerhart

Mayor Pro-Tem Bryant called the meeting to order at 7:00 p.m.

Motion by Koester, seconded by Shetler, to excuse Mayor Novitke, and Council Members Granger and McConaghy from tonight's meeting.

Motion carried by the following vote:

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

Motion by McMullen, seconded by Shetler, 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, Koester, McMullen, Shetler
No: None
Absent: Granger, McConaghy, Novitke

The first item discussed was regarding **Legacy Oaks Update**.

Motion by McMullen, seconded by Koester, that the follow items be received and placed on file:

1. Email 09/22/19 – Kathi Rouls;
2. Email 09/23/19 – Marilyn Galsterer.

Motion carried by the following vote:

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

John LaQuiere, project manager/owner - Legacy Oaks, provided an update regarding the project. Mr. LaQuiere stated the project has taken longer than originally expected due to:

- Preserving the historical value and green space;
- Restoring with quality preservation;
- Building intended to last hundreds of years;
- The alternative would be forty new homes, assisted living, college campus, or charter school to be built on the site as others offered to purchase the property from him;
- Will have owner-occupied residents;
- Keeping the legacy of University Liggett school, gym, and auditorium;
- Mechanical systems have been upgraded;
- Walls and stone removed by hand, cleaned original brick, and re-bricked.

Mr. LaQuiere distributed before/after photographs of the auditorium, exterior, and interior of the building.

Motion by Shetler, seconded by McMullen, that the following items be received and placed on file:

- A. 3 sheets of photographs.

Motion carried by the following vote:

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

Additionally, Mr. LaQuiere stated:

- Auditorium is restored completely, repaired roof, dome ceiling, seating, carpet, foyer, woodwork and trim.
- Exterior improvements include parking, west wall windows, reduced headlights shining at residents homes, new parking garage, matched mortar detail, custom formed ivory trim including limestone, located additional brick from Pennsylvania, ordered mixed brick, handmade brick shapes, coins, and gutters as original.
- Interior progress included custom woodwork, window trim, baseboard cast iron radiant heat, foyer restored similar to auditorium, original light fixtures repaired, shower/tile, greenhouse converted into living space for condo with copper roof.
- The trades needed were difficult to contract that were capable of performing this historical preservation.

He stated the residents are his friends and neighbors, and he provided his phone number but has not received complaints. He was requested to start the project later than originally planned, the noise ordinance was observed, and he is trying to accommodate everybody. There was an exception to original timeline starting in mid-2016, was permitted in 2015, over 75,000 sq. ft. created five custom condos. It is a bigger project than he anticipated, and would liked to have been done several years ago. Challenges have been finding trades that do this type of work. Everything is unique, a unique building, there is only one 850 Briarcliff. Extensive time was spent to locate matching materials, and there was the difficulty of duplicating architectural features. The air conditioning is installed. He stated

it took two years to get a sprinkler contractor. In addition, the custom condos are being built to each owner's requirements and go through an approval process.

The project is almost done outside and there will be a major noise reduction by end of 2019. Doors and windows have been ordered for the main garage and will be installed to reduce noise. People working late at night are doing work inside. He will be installing an automatic switch to shut the garage light off. Carriage doors were ordered in May and awaiting arrival. All of the condos are reserved.

The Chair asked Mr. LaQuiere to return the beginning of January to provide another report, however he stated he will provide answers to questions posed by the residents shortly. Questions and answers ensued. Three units will be done by middle to end of next year, the other two possibly the same time. He agreed to provide his email and phone to the residents. He is hoping to have the entire project done by end of next year; everything is currently approximately 80% done.

This item is to return to the Committee-of-the-Whole in January.

Next item discussed was regarding a **budget amendment for Grosse Gratiot Drain District (Milk River)**. Following a brief discussion, there was a consensus to address at the October 7, 2019, City Council meeting.

Proposed park pass changes were then discussed. The Recreation Supervisor provided an overview of the changes in accordance with the memo dated August 23, 2019. The Chair stated that additional discussion is likely needed. The Director stated punches could be kept in the procedure if City Council so desires, however using the group permit would reduce the need to punch passes. There was a suggestion for an every other year renewal with 24 punches. The Recreation Supervisor stated that if a change is made, time is needed to prepare, print, and make new rules and passes available for issuing soon. The Chair referred this item to the October 14, 2019, Committee-of-the-Whole.

Motion by McMullen, seconded by Shetler, to refer the item regarding **2019/20 non-union employee compensation**, to the next City Council meeting.

Motion carried by the following vote:

Yes: Bryant, Koester, McMullen, Shetler

No: None

Absent: Granger, McConaghy, Novitke

Motion by Shetler, seconded by Koester, that the following **items be removed from the Committee-of-the-Whole**:

- A. Guidelines for Outside Groups-Use of Ghesquiere Park;
- B. Fontana Property Development;
- C. DTE Lighting;

- D. Property and Liability Insurance;
- E. Animal Ordinance re: Pit-Bull exception for mixed breeds;
- F. Fireworks Ordinance/New Legislation;
- G. Changes to CDBG Policy;
- H. Municipal Roof;
- I. FCA Proposed Mack Avenue Plant-emissions.

Motion carried by the following vote:

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

The following items were discussed under New Business:

- The Director of Public Services stated the City of Harper Woods City Council approved extending the **resurfacing program on Oxford Road** into Grosse Pointe Woods. He expects to be receiving a commitment letter from Harper Woods and a recommendation from our City Engineer.
- The City Clerk explained that the Clerk's Department provides free **notary services** during regular business hours. She requested to reduce the hours for providing this service to 8:30 a.m. – 9:30 a.m. and 3:30 p.m. to 4:30 p.m. Mon/Wed/Fri.

Motion by McMullen, seconded by Koester, regarding notary service hours, that the Committee-of-the-Whole recommend that City Council approve 8:30 a.m. – 9:30 a.m. and 3:30 p.m. to 4:30 p.m. Mon/Wed/Fri for providing Notary Services as proposed by the City Clerk.

Motion carried by the following vote:

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

- The Chair stated he would have an additional New Business item following Public Comment.

The following individuals were heard under Public Comment:

- Don Rouls, 879 S. Rosedale.
- Jane Bozelle, 883 Briarcliff.
- Patricia Leonard, 861 S Rosedale.
- Chris Kaczanowski, 19888 E. Williams Ct.
- Margaret Potter, Allard Ave.
- David Bryk, 915 Briarcliff.
- Stacy Baretta, 867 Briarcliff.
- Kenn Gafa, 2158 Beaufait.

Continuing New Business, the Chair stated he had intended to address the FOIA matter brought up by Mr. Gafa, and turned the discussion over to the City Attorney. The City

Attorney stated Council Member Shetler was given lists erroneously under recent FOIA requests, and Mr. Shetler had agreed not to use the lists in the future following his first email distribution. And as to other concerns, the City Attorney is looking into the use of other lists, but he does not have the information at this time. The City Attorney stated he will be happy to discuss the matter with Mr. Gafa at a later date.

Motion by McMullen, seconded by Koester, that the meeting of the Committee-of-the-Whole be adjourned at 8:46 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk

Arthur Bryant
Mayor Pro-Tem