

MINUTES OF THE MEETING OF THE COMMITTEE-OF-THE-WHOLE SITTING AS FINANCE COMMITTEE OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, APRIL 15, 2024, IN THE COUNCIL CHAMBERS/COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

Chair McConaghy called the meeting to order at 7:16 p.m.

PRESENT: Chair McConaghy
Council Members: Brown, Mayor Bryant, Gafa, Koester, Vaughn
ABSENT: Granger

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Clerk Antolin
Deputy Treasurer/Comptroller Schmidt
Director of Public Services Kowalski
City Planner Wolf

Motion by Bryant, seconded by Brown, that Councilmember Granger be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, McConaghy, Vaughn
No: None
Absent: Granger

Motion by Vaughn, seconded by Gafa, 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: Brown, Bryant, Gafa, Koester, McConaghy, Vaughn
No: None
Absent: Granger

The first item discussed was regarding **the Proposed FY 2024-2025 Budget (Excluding Water/Sewer Budget)**. Deputy Treasurer/Comptroller Schmidt provided an overview of the revisions to the budget documents submitted for tonight's meeting.

The first revision was regarding the FY 2024-025 Budget Summary of Proposed Budget document, which updated the budget fund balance as of June 30, 2024. The previous version included only the actual budgeted numbers; the updated version includes the estimated budgeted numbers which reflected the budget analysis. This is more consistent of what the expected budget should be and how it's been done previously.

Other revisions were made in the Summary of Expenditures – Sections: Parks – Dept.752-795 “Transfer to Municipal Improvement – Ghesquiere Park Walking Path/Bathrooms & Lake Front Park (LFP) Storage Addition to Concession Stand” and Municipal Improvement Fund #401 “Ghesquiere Park Walking Path – Transfer from General Fund”. The previous version of this document included the Partial Walking Path expenses rather than the Full Walking Path expenses, which is updated in the revised version. The Full Walking Path is already included in the FY 2024-2025 Proposed Budget and has been updated in the Budget Summary.

Chair McConaghy requested a brief overview of the differences between this year and last year's budget.

Deputy Treasurer/Comptroller Schmidt stated that last year's revenue was \$15,717,817 compared to this year's projected revenue of \$16,512,068. The increases in revenue are mostly due to the increases in taxable value (approximately \$636,567), State Shared Revenue (approximately \$20,000), and an increase in building use rates.

Mr. Schmidt also stated that expenditures increased from \$17.3 Million to \$17.6 Million. A majority of the increases are due to the health care cost, the wage increases in personnel cost and other projects including Ghesquiere Park improvements to the bathrooms and the addition to the LFP concession stand.

A brief discussion ensued regarding the direction the city's trend of expenditures are going. In addition, contribution to the Pension Trust Funds, Supplementary Annuity, and Retiree Health Care was briefly addressed. It was stated that there was no additional transfer of funds included.

Councilmember Brown (Citizens' Recreation Commission Representative) addressed the following Commission's priority list:

1. Ghesquiere Park Bathrooms
2. Ghesquiere Park Pavilion
3. Walking Path (Commission considered completing in sections)

4. Disc Golf Course

Administration previously reviewed the Commission’s recommendation and stated it was determined that completing the walking path in sections will cost approximately \$200,000 more than doing it all at once.

Discussion ensued regarding the efforts that Administration and the Grosse Pointe Woods Foundation are collaborating, including fundraising for a new toddler swing set at Ghesquiere Park. Other considerations addressed were disc golf course, refrigerated rink, unused five acres in Ghesquiere Park, and neighborhood concerns. Council wanted to make sure that the focus of the budget is on the needs of the community.

Deputy Treasurer/Comptroller Schmidt stated that the city’s Fund Balance at 30% is healthy. It is recommended by the auditors to remain at least 15% - 20%.

Chair McConaghy thanked and congratulated Mr. Schmidt on his first budget process.

Motion by Koester, seconded by Bryant, that the Committee-of-the-Whole recommend to City Council approval of the Proposed FY 2024-2025 Budget.

Motion carried by the following vote:
Yes: Brown, Bryant, Gafa, Koester, McConaghy, Vaughn
No: None
Absent: Granger

The next item discussed was regarding **Updating Permitted Uses, Zoning Ordinance Amendments**. City Planner Wolf provided an overview stating five land use categories the Planning Commission has either recommended or are considering for recommendation as amendments to reflect current needs of the community. The following uses are as follows:

1. Home-Based Business/Home Occupation (Addition to Ordinance) – Allows a person to operate their business out of their home. Some businesses need zoning verification at the local level, including a wholesale dealer license. This is an addition to the zoning ordinance and will have Use Standards, which means the resident will not have free reign and can only use a certain amount of home space, cannot advertise at their residence and have a limited number of visitors or employees on-site for the purpose of their business.



2. Mixed Occupancy along Mack Avenue (Revision to Ordinance) – Currently the ordinance allows mixed occupancy only for residential houses on lots abutting Mack Avenue. The proposed ordinance allows any property/lot on Mack Avenue to have mixed occupancy including community facilities and churches. Taxable values may change, so it will be noted to first check with the Assessor’s office.
3. Outdoor Cafes/Dining (Revision to Ordinance) – Allows year-round outdoor dining. The Planning Commission discussed reconsidering the restriction on structures in the public right-of-way. The Commission did not recommend allowing any enclosure to the public right-of-way, but to allow year-round outdoor dining options. Enclosures may remain within property lines but not on any public right-of-way.
4. Rooftop Dining (Addition to Ordinance) – During discussion with the Planning Commission regarding outdoor dining options and available spaces, rooftop dining was addressed. This would be an accessory use only for food establishments. The building inspection process will be required. This proposal would codify an opportunity for businesses to seek that option.
5. Permanent Makeup Services (New Addition) – This proposal would be as an accessory use to salons and/or medical offices in the C (Commercial) and RO-1 (Restricted Office District). This would allow for micropigmentation to be performed as a subset of beauty shop services, but not as a standalone primary use. A public hearing and formal recommendation from the Planning Commission are still needed for this specific use amendment. There will be a public hearing for this amendment at a future Planning Commission meeting.

Councilmember Vaughn (Planning Commission Representative) thoroughly reviewed the amendments with the Planning Commission and gave full support for a recommendation of approval to Council.

A brief discussion ensued regarding the review process for Outdoor Cafes/Dining and Rooftop Dining. It was stated that with the ordinance amendment, the properties are still to remain smoke-free.

This item will be placed on a future Council meeting agenda.

Under New Business/Public Comment, no one wished to be heard.

Motion by Bryant, seconded by Koester, that the meeting of the Committee-of-the-Whole be adjourned at 7:58 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor