

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, MAY 19, 2025, IN THE COUNCIL-COURTROOM OF
THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE
POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:02 p.m. by Mayor Bryant.

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

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
City Clerk Antolin
City Planner Jankowski

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

Motion by Motschall, seconded by McConaghy, that Councilmembers Brown and Gafa be excused from tonight's meeting.

Motion carried by the following vote:

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

The following Commission members were in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Mike Fuller, Planning Commission
- Dave Bryk, Historical Commission
- Christina Pitts, Tree Commission

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

Motion by McConaghy, seconded by Granger, that all items (6A-6E) on the consent agenda be approved as presented.

A. Approval of Minutes

1. Council 05/05/25
2. COW Sitting as Finance Committee 04/28/25 with Recommendations*
*Recommendation to adopt Option 2: Increase Commodity Rates by 8.7%
*Recommendation to approve the Proposed FY 2025-2026 Budget

B. Commission Minutes Received and Placed on File

1. Citizens' Recreation Commission 04/08/25, Commission Minutes Excerpt 05/13/25*
*Requesting an amount not to exceed \$2,000 for the annual Fishing Derby

C. Monthly Financial Report

1. April 2025

D. Resolutions

1. Revised 2025 Resolution Adopting Poverty Exemption Policy and Guidelines
 - a) Email 05/05/25 - Assistant City Administrator Como
 - b) Revised 2025 Resolution Adopting Poverty Exemption Policy and Guidelines with edits
 - c) Revised 2025 Resolution Adopting Poverty Exemption Policy and Guidelines - Clean copy
 - d) Updated 2025 GPW Guidelines for Poverty Exemption
2. Resolution Adopting Utility Billing Rates for Fiscal Year 2025-2026
 - a) Committee-of-the-Whole Sitting As Finance Committee Excerpt 04/28/25

- b) Proposed Resolution
- c) Exhibit A: Option 2: Increase to Commodity

E. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Sewer System Evaluation - Invoice No. 157486 - Proj. No. 0160-0449 - 04/22/25 - \$711.90.
 - b) Vernier & Mack Ave. Intersection Improvement - Invoice No. 157487 - Proj. No. 0160-0455 - 04/22/25 - \$4,633.46.
 - c) 2024 Miscellaneous Concrete Program - Invoice No. 157490 - Proj. No. 0160-0477 - 04/22/25 - \$658.53.
 - d) LFP Boat Launch Parking Lot - Invoice No. 157491 - Proj. No. 0160-0480 - 04/22/25 - \$4,951.26.
 - e) Ghesquiere Park Walking Path - Invoice No. 157492 - Proj. No. 0160-0482 - 04/22/25 - \$1,453.08.
 - f) 2024-2025 General Engineering - Invoice No. 157493 - Proj. No. 0160-0484 - 04/22/25 - \$1,420.40.
 - g) 2024-2025 GIS Maintenance - Invoice No. 157494 - Proj. No. 0160-0485 - 04/22/25 - \$681.10.
 - h) 2025-2026 Rate Study - Invoice No. 157495 - Proj. No. 0160-0486 - 04/22/25 - \$5,000.00.
 - i) Eng. Plan Review - Monteith Elementary - Invoice No. 157496 - Proj. No. 0160-0491 - 04/22/25 - \$4,540.50.
 - j) Ghesquiere & Lakefront Park Bldg Reno - Invoice No. 157549 - Proj. No. 0160-0479 - 04/24/25 - \$1,999.95.
 - k) Lake Front Park Boat Launch Parking Lot & Wedgewood Resurfacing - Proj. No. 0160-0480 - Construction Payment Invoice No. 01 - Al's Asphalt Paving Co. - 05/06/25 - \$153,558.69.
 - l) Ghesquiere Park Walking Path - Proj. No. 0160-0482 - Payment Invoice No. 01 - Warren Contractors & Development Inc. - 05/06/25 - \$85,729.95.
2. Keller Thoma - Legal Services - Invoice No. 127613 - April 2025 - 05/01/25 - \$612.50.
3. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1083423 - April 2025 - 05/12/25 - \$3,843.20.
4. York, Dolan & Tomlinson, P.C. - Legal Services - Invoice No. 292 - April 2025 - 05/01/25 - \$5,169.99.

Motion carried by the following vote:

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

Mayor Bryant read and presented Treasurer/Comptroller Schmidt with the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting.

THE MEETING WAS THEREUPON OPENED AT 7:08 P.M. FOR A PUBLIC HEARING TO HEAR THE APPLICATION OF STUCKY VITALE (ON BEHALF OF BUCCELLATO DEVELOPMENT), 20160 MACK AVENUE, GROSSE POINTE WOODS, WHICH IS REQUESTING TO REZONE FROM RO-1 RESTRICTED OFFICE TO C COMMERCIAL BUSINESS.

Motion by McConaghy, seconded by Koester, that for purposes of the public hearing the following items be received and placed on file:

- 1) Letter 05/15/25 - City Planner Jankowski
- 2) Rezoning Application
- 3) City of Grosse Pointe Woods Internal Tracking Form
- 4) Legal Description
- 5) Memo 05/14/25 - Director of Public Safety Kosanke
- 6) Email 05/13/25 - Director of Public Services Kowalski
- 7) Site Plans (6)
- 8) 1st Affidavit of Property Owners Notified
- 9) 1st Affidavit of Legal Publication
- 10) 2nd Affidavit of Property Owners Notified
- 11) 2nd Affidavit of Legal Publication
- 12) List of Notified Residents
- 13) GIS Parcel Map - 500 Ft. Buffer
- 14) Petitions from residents
- 15) Additional emails/documents from residents

Motion carried by the following vote:

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

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

- John Vitale, Stucky Vitale Architects
- Justin Buccellato, Buccellato Development
- City Planner Jankowski, McKenna

City Planner Jankowski answered questions from the City Council and confirmed that the two Planning Commission members involved with the rezoning/site plan project recused themselves from voting on the motion to approve the recommendation.

Motion by Motschall, seconded by McConaghy, that the City Council receive and place on file documents regarding the rezoning of 20160 Mack Avenue submitted by Mr. Vitale.

Motion carried by the following vote:

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

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. The following individuals were heard:

1. Gary Felts, 1680 Oxford Rd.
2. Joyce Janowski, 1070 N. Oxford Rd.
3. Leslie Robyn Mullinger, 1531 Oxford Rd.
4. John McLellan, 1617 S. Renaud Rd.
5. Harry Gaggos, 1490 Oxford Rd.
6. Lisa Abbey, 1620 Faircourt St.
7. Cam Piggott, Oxford Rd.
8. Bridget Muir, 1570 Oxford Rd.
9. Roger Ulmer, 1151 S. Renaud Rd.
10. Gary Herbertson, 1640 Ford Ct.
11. Mary Beth Nicholson, 1672 N. Renaud Rd.
12. John McAtee, 1621 Oxford Rd.
13. Joanne Platt-Shenstone, 1692 N. Renaud Rd.
14. Jon Dougherty, 1665 S. Renaud Rd.
15. Tom Malbouef, 1700 S. Renaud Rd.

16. Patricia Doherty, 1665 S. Renaud Rd.
17. Mike Costanzo, 1450 Oxford Rd.
18. James Francis, 1670 Oxford Rd.
19. Dave Dyle, 1531 Oxford Rd.
20. Wendy Lawrence, 1511 Oxford Rd.
21. Lynne Aldrich, 1501 Oxford Rd.
22. Mary Francis, 1670 Oxford Rd.
23. Colleen McIver, 1653 S. Renaud Rd.
24. Bethann Bayus, 1615 Ford Ct.
25. Elizabeth Baergen, 1600 Ford Ct.
26. Scott Buddy, 1611 Oxford Rd.
27. Patrick Turnbull, 1485 Fairholme Rd.
28. Laura McEnery, 1451 Oxford Rd.
29. Christina Pitts, 1501 Oxford Rd.
30. Joe Tedesco, 1665 Ford Ct.
31. Rich Carron, 1650 Ford Ct.

Motion by Granger, seconded by Koester, that the public hearing be closed at 9:13 p.m. PASSED UNANIMOUSLY.

Mayor Bryant recessed the City Council Meeting and reconvened at 9:26 p.m.

City Planner answered questions from the City Council and discussed differences between Restricted Office (RO-1) and Commercial (C) Zoning. In addition, the Master Plan process was briefly discussed. Members of City Council thanked the residents for attending the meeting and expressing their concerns.

Motion by McConaghy, seconded by Granger, that the City Council table the City Planner's recommendation to rezone 20160 Mack Avenue and refer the matter to the Planning Commission for further public receivings.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 9:40 P.M. FOR A PUBLIC HEARING ON THE FY 2025-2026 PROPOSED BUDGET.

Motion by Motschall, seconded by Granger, that the following items be received and placed on file:

- 1) Memo 05/19/25 - City Administrator Schulte - Treasurer/Comptroller Schmidt
- 2) Proposed 2025-2026 Budget Summary
- 3) Proposed Resolution
- 4) 2025 Tax Rate Request L-4029 Form
- 5) Affidavit of Publication
- 6) Committee-of-the-Whole Sitting as Finance Committee Excerpt 04/28/25

Motion carried by the following vote:

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

The Chair asked if anyone in the audience wished to be heard in favor of the Proposed FY 2025-2026 budget. The following individual was heard:

- Steven Schmidt, City Treasurer/Comptroller – Provided an overview of the FY 2025-2026 Budget.
- Councilmember McConaghy and other members of City Council commended and thanked City Treasurer/Comptroller Schmidt and City Administration for a great job on the budget.

The Chair asked if anyone in the audience wished to be heard in opposition to the Proposed FY 2025-2026 budget. Nobody wished to be heard.

Motion by Granger, seconded by Koester, that the public hearing be closed at 9:44 p.m. PASSED UNANIMOUSLY.

Motion by Koester, seconded by McConaghy, that the Council concur with the recommendation of the Committee-of-the-Whole sitting as a Finance Committee at their meeting held on April 28, 2025, and adopt the FY 2025-2026 Budget as presented, adopt the Budget and Appropriation Resolution; and, authorize the Mayor and the City Clerk to sign the 2025 Tax Rate Request Form L-4029.

Motion carried by the following vote:

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

Motion by Granger, seconded by Koester, that the City Council concur with the City Clerk's recommendation to approve the ordinance amendment to consolidate six (6) voting precincts into three (3) voting precincts per the maps presented and set a date of June 16, 2025, for a second reading and final adoption.

Motion carried by the following vote:

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

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

Motion by Motschall, seconded by Koester, to **adjourn tonight's meeting** at 9:58 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor