

**MINUTES  
ST. CLAIR SHORES CITY COUNCIL WORKSHOP  
JUNE 28, 2021**

City Council Workshop Meeting was held in the Council Chambers, located at 27600 Jefferson Avenue., St. Clair Shores, Michigan.

Present: Mayor Pro Tem Ronald Frederick, Council Members John Caron, David Rubello, Candice Rusie and Chris Vitale

Absent and  
Excused: Mayor Kip C. Walby and Council Member Pete Accica

Also Present: City Manager Matthew Coppler, Assistant City Manager William Gambill, City Clerk Mary Kotowski and City Attorney Robert Ihrle

**CALL TO ORDER AND ROLL CALL**

Mayor Pro Tem Frederick called the meeting to order at 7:00 p.m., and there was a quorum present. Ms. Kotowski noted that Mayor Walby and Council Member Accica asked to be excused.

**Moved by Council Member Caron, supported by Council Member Rusie to excuse Mayor Walby and Council Member Accica.**

Ayes: All – 5  
Absent: Accica, Walby

**1. DISCUSSION OF AMERICAN RECOVERY PROGRAM ACT FUNDING**

Mr. Coppler said this meeting is primarily to get further direction from Council on some of the items that were already on the project list as well as discuss two newly added items, a Historical Commission barn and a double decker bus as well as a wish list from the Senior Advisory Committee.

**Historical Commission Barn**

Ms. Rusie said the Historical Commission asked that consideration be given to adding a Historical Barn at the Selinsky-Green Farmhouse Museum to be used for showcasing historical items and to use for programming. They have been considering this for many years. They have \$25,000 raised already. She said years ago they received an estimate of \$70,000 for a barn. She will obtain a copy of those plans.

**Golf Course Water Tower Painting**

Mr. Coppler said the \$284,000 bid received on 2/25/2020 was the low bid and includes everything. He noted the bid specifications left a lot to be desired. Hennessey is reviewing this and will offer comments. Council would like Hennessey to rebid the water tower project to include painting the water tower versus the cost to demolish it. They are also open to repurposing suggestions.

Mr. Vitale recommended contacting the Packard Proving Grounds for costs and suggestions for relocating and restoring a historic water tower.

**Police Station Renovation/Expansion**

Mr. Coppler has provided a preliminary estimate of \$9,000,000 but said it is too early in the process to be accurate. They have been unable to find the study that was done years ago to see what the estimate was based on. This is for an 18,000 foot renovation and a 10,000 foot addition. We still need a better idea of how much space is needed and what it is needed for.

Mr. Caron asked if we should hire an architect to present some options.

Mr. Coppler will move forward with an RFP for the Police Department for space needs and check to see if we can use DLEF money.

**Item 1 (Cont'd):**

**Fire Stations Renovations/Expansions**

Mr. Coppler provided a preliminary estimate of \$8,864,970 but said it is too early in the process to be accurate. This is for renovating the north and south stations and building a new central fire station. We do have a program study for this and a good design from the architect. These buildings are at the age where maintenance/enhancements need to be done. Putting off doing this will just make things worse. In the past, things were done differently when the stations were designed, and we need to update. It was suggested to explore if there is another location in the city that could be used for the Central Fire Station if we are rebuilding.

**Golf Cart Paths/Alley Paving**

Mr. Coppler noted we are gathering estimates for golf course paths and alley paving. That information should be available soon.

Mr. Frederick asked if there is a plan for Laukel. Mr. Coppler said there is one more property there.

Mr. Vitale noted we should proceed with documents for an offer of first refusal.

**CSO**

Mr. Coppler is looking for guidance from Council on what they would like to do and then get this prioritized. He sent out the studies from 2017. He would like to start looking for an engineer to help shape what we want. This process would probably take up to eight months. He feels there will be structure money out there, and we want to be ready to go when it becomes available.

Mr. Caron said this affects approximately 25% of the City including everything south of 9 Mile and some areas that are a little bit north. The engineer would provide the actual breakdown. The reports AEW provided were very high. We need to look at different options such as doing this in small chunks.

Mr. Vitale suggesting incorporating the PASER study.

Mr. Coppler will ask Hennessey to provide a plan on how to move forward. We can have them do a preliminary study on how to break it up then prioritize the areas to be done. We are in the phase of selecting an engineering firm going forward.

**Blossom Heath Pier Project**

Mr. Coppler said hopefully the costs will come in lower than our estimate. It was noted that if TIFA funds the dinosaur playscape, we could pick up more of pier project cost. It was pointed out that the road that leads to the pier is in disrepair and something should be done temporarily until the project begins.

**Fiber Optics/Broadband Installation**

Mr. Coppler clarified that the fiber optic broadband installation area will be 11 Mile from Jefferson to Harper and extend down Harper to the City buildings from Stephens to the fire station at 13 Mile.

**Golf Course**

Mr. Coppler said the \$150,000 golf course estimate may not be accurate as both items still need further discussion. It needs to be determined where a driving range and/or miniature golf course would be located as there is not much space at the Golf Course. Ideas included at the west end of the parking lot near the trees, where the water tower is or at Kyte Monroe where the batting cages are.

If we do move forward with a miniature golf course, we should look into purchasing the pink elephant and Snoopy from Jawors.

There was discussion about installing new batting cages. The leagues do not like our batting cages because they are outdoors which makes it a limited season for use. This was put out for bid but we did not receive any submissions. Council would like this item rebid.

**Item 1 (Cont'd):**

**Library Youth Area Improvement/Maker space**

Mr. Coppler noted that Mayor Walby is planning to appoint a committee to discuss the renovation.

**Frederick Park Parking Lot**

This will be reevaluated as the new private storage facility will be allowing parking for the park. Will there be a walking track around the north soccer field?

**Façade/Building Grants/Loans**

Ms. Koto is researching if \$500,000 is enough money.

**Senior Advisory Committee**

There was a lengthy discussion regarding all of the items on the SAC wish list.

The following items were noted to be good options for ARPA funds use: automatic sliding doors at main entrance, automatic door buttons for main restrooms, free-standing COVID sterilizer equipment (one for each room/are these necessary anymore?), surveillance cameras outside around bocce ball courts, updated computer lab for community access, bus shelter for members to protect them from weather elements.

Items considered major expenditures were: open gym addition for pickleball and all group exercises, indoor pool with a Jacuzzi, a traffic light or vehicle and pedestrian traffic control device near Leisure Manor to cross Jefferson safely, shuffleboard and bocce courts totally covered by an overhang/roof, construct two pickleball courts in the parking lot of the handball courts which is just past the bocce ball court, walking path and/or covered walking path around, near or connected to the Senior Center and flashing lights in the parking lot or re-route traffic from the Stephens Road entrance.

The remaining items could be handled through the existing budget system: scanner for membership cards, another desktop computer for offices, automatic free-standing thermometer located at entrance (like some doctor offices have), fresh coat of paint for all rooms, new carpet where it is worn, new furniture for Gathering Room (chairs, tables), foot plates to open all doors and office space for SMART.

It was clarified that the light at the crossing for Leisure Manor is a county light, therefore it is not something the City has control over. They are not entertaining the idea of a pool with a jacuzzi. It was noted that it would be hard to justify adding on to the Senior Center because we just did an expansion.

Mr. Coppler summarized that the Council would like to further explore installing an outdoor pickle court, creating a walking track/sidewalk as part of parking lot project, purchase a life alert system for bocce courts/exercise room, installing automatic buttons for the bathroom doors, a scanner for membership cards at the main entrance and a touchless open door system for all doors. Council would like a cost estimate to cover the bocce/shuffle board courts. Administration will contact SMART about erecting a bus shelter.

**Double Decker Bus**

Mr. Coppler showed photos of a variety of options for a double decker bus in order to get Council's feedback on what they are looking for. This double decker bus will be used to help alleviate parking issues during events such as the Farmers Market. It was decided that Council wants pricing on a double decker, open top bus that will hold a large number of people (approx. 60) and packages.

There was discussion on how to deal with traffic issues at Blossom Heath during events as people are using Leisure Manor as a turn around.

Mr. Coppler will talk with the police about this. He will also investigate signage options to help direct traffic.

2. **UPDATE/OPEN ITEMS** - None
3. **AUDIENCE PARTICIPATION (5 MINUTE TIME LIMIT)** – None

**4. ADJOURNMENT**

**Moved by Council Member Caron, supported by Council Member Rusie to adjourn at 8:42 p.m.**

Ayes: All – 5  
Absent: Accica, Walby

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RONALD FREDERICK, MAYOR PRO TEM

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MARY A. KOTOWSKI, CITY CLERK

(THE PRECEDING MINUTES ARE A SYNOPSIS OF A CITY COUNCIL MEETING AND DO NOT REPRESENT A VERBATIM RECORD).