

**MINUTES**  
**ST. CLAIR SHORES CITY COUNCIL WORKSHOP**  
**August 30, 2021**

City Council Workshop Meeting was held at City Hall Council Chambers, 2700 Jefferson Ave, St. Clair Shores, Michigan.

Present: Mayor Kip C. Walby, Council Members Peter Accica, John Caron, Ronald Frederick, David Rubello, Candice Rusie and Chris Vitale

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

**CALL TO ORDER AND ROLL CALL**

Mayor Walby called the meeting to order at 6:00 p.m., and there was a quorum present.

**1. Downtown Development Authority Creation (DDA)**

Mr. Coppler reviewed the requirements to create a Downtown Development Authority; which includes defining boundaries, establishing a hearing to adopt, and establishing a tax increment finance plan with an estimated cost of \$15,000. Funding would come from the City, but can be reimbursable from the District. The DDA provides the ability to tax property owners, and requires affected residents within the boundary to be notified. A board will need to be created only if there are residential properties inside the DDA.

Council prefers outlining the boundary so that it would not include residential properties, and would like to know if it can be expanded.

Mr. Caron would like to see the boundary include the Pet Store location and possibly enlarge the western boundary line.

Discussion of how a CIA district works in comparison to a DDA, and can it include another city. Mr. Coppler to follow up with resident feedback, expanding the boundary line and the possibility of future expansion, along with possibility of partnerships with other cities. Once revisions are completed a revised boundary diagram to be sent to Council.

**2. Foreclosure Project Update**

Chippewa Fields: Discussion on approaching the leagues to gauge if there is any interest in leasing the fields which would assist with their maintenance costs. If there is no interest staff should consider taking down the fields or an alternate use.

Alexander Park: There was consensus to replace the swing set and to replace the ladder for the seawall.

Civic Arena: New playscape is being well utilized, which makes benches essential. It was suggested to contact the hockey leagues for help with bench sponsorship.

Brys Park: Lakeview High School's baseball team has been utilizing field, which was intended for smaller kids. As a result, residents on Ursuline are continually being rained on with fly balls.

Kyte Monroe Sign: Sign will need to go back out for bid, with the following suggested modifications: Official name of Kyte Monroe Memorial Park, design and artwork that utilizes the City's theme and branding, constructed in a material that is UV and weather resistant so that it does not require significant maintenance, digital signage that is smaller in order to meet the ordinance requirement and with technology that allows for video / PowerPoint.

**3. Sign Ordinance / Murals**

Mr. Vitale outlined his apprehensions in adopting a Mural Ordinance, which included: what would be considered street art versus graffiti, quality of workmanship, use of LED lighting, regulating number of murals, concern over materials that deteriorate over time which creates blight. Sign Arbitration to continue handling murals until a final decision has been made.

Consensus with Council to proceed with the mural on the City owned Handball Court at Community Garden.

**4. Discussion of American Recovery Program Act Funding**

Mr. Coppler outlined the items that can be covered under TIFA and the American Recovery Program Act Funding. Items that are being prioritized include:

Senior Center: Bus shelter, ADA door replacement and restrooms, parking lot, and Pickleball Courts.

Blossom Heath: Dinosaur playground to be removed from ARPA list and instead would be funded by TIFA so that these designated ARPA funds can be used for the Pier Project.

St. Clair Shores Sewer Separation Phasing Plan: CSO phasing study completed by Hennessey Engineers, Inc. which reviewed previous reports and studies of the Martin, 8 ½ Mile Relief Drain, and Nine Mile Drainage Districts in order to develop a phasing plan for the sanitary and storm sewer separation. The outlined approaches were discussed, with a request to confirm which drain the 8 ½ Mile interceptor discharges into.

Fire & Police Station Renovation / Expansion: Council consensus on the Fire & Police Department renovations / expansions was to set a budget for each and see what can be done.

**5. Update / Open Items**

Water Tower: Council requesting Water Tower be prioritized.

Alley Paving Project: Council requested updated list of City owned alleys that need to be paved.

Double Decker Buses: Mr. Coppler's research determined there is extremely limited used inventory. Discussion and agreement on utilizing a Trolley until a suitable Double Decker Bus can be purchased

Shed Ordinance: Mr. Vitale requested that CDI review the Shed Ordinance so that plastic sheds under 50 square feet not require a rat wall.

Sabby's Lounge: The City Attorney was directed to draft a ROW agreement in response to Sabby's request for a permanent outdoor structure.

Enlarged Driveway Approaches: Discussion regarding residents on 12 mile who had previously expanded their driveway approaches. The City is restoring their approach back to current 8-foot ordinance as part of the 12 Mile construction project. Council asked the Administration to review ordinance amendment options for the main mile roads.

**6. AUDIENCE PARTICIPATION (5 MINUTE TIME LIMIT) - None**

**7. ADJOURNMENT**

**Moved by Council Member Rusie, supported by Council Member Caron to adjourn at 8:28 p.m.**

Ayes: All – 7

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KIP C. WALBY, MAYOR

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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).