



23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

**Public Hearing and Special City Commission Meeting  
July 28, 2015**

Having been duly publicized, Mayor Metzger called the meeting to order at 7:34 p.m.

Present: Commissioners Foreman, Krzysiak, Perry, Scott, Mayor Metzger.  
Also Present: City Manager Breuckman, City Clerk Drealan.  
Absent: None.

**Public Discussion**

(None.)

**Consideration of the Purchase of Real Property**

City Manager James Breuckman presented a PowerPoint presentation of the proposed purchase of 99 Kensington. The purchase would connect two separated parks and create a continuous park space between the City’s Dog Park and Gainsboro Park, increasing the length of park space by 35-percent. The purchase price is \$140,000 based on an appraisal and is fair market value. The City is only interested in the land and not the structure on the property. Funding will be provided through the Parks & Recreation millage and will have no impact on the Gainsboro budget or general fund. The property purchase also was a topic of discussion in the visioning discussions involving the improvements in Gainsboro Park. The property in question will make a better location for the Community Garden that will provide parking, and also modify the Dog Park entrance and parking.

Commissioner Foreman inquired about the funding through the millage and Breuckman explained that savings on the fence repairs along the railroad will be used towards the purchase.

Commissioner Krzysiak inquired as to the City Attorney’s opinion of the purchase with millage funds. Breuckman responded that City Attorney Need agreed that the millage language allows for the purchase of the property to be used for park space.

Mayor Metzger opened the public hearing at 7:42 p.m.

Ms. Marsha Pund, 11 Oxford, expressed concern of how business is being managed in the City, especially on the Parks & Recreation Millage wherein \$200,000 was requested for the replacement of the fence along the railroad for safety concerns and it was repaired for only \$10,000. Ms. Pund read a letter from Jeff and Christy Hand, 8 Oxford Boulevard, who were unable to attend that expressed the same concerns, in addition to concern on Robert Campbell’s commission on the sale of the home. The residents suggested that the savings of the money on the fence should be saved for other parks in the city for repairs and upgrades.

Mr. Tom Treuter, 11 Oakland Park, mentioned that he reviewed the proposed plans of the continuous park and believes the purchase is a good deal overall for all parties involved.

Ms. Gerard Virga, 66 Wellesley Drive, mentioned that he agrees the purchase is a benefit for the Dog Park especially, and wants the city to take into consideration that many elderly residents do use the park and both entrances should be maintained.

Mr. Rick Cook, 69 Amherst, mentioned that the purchase of the property to connect the parks is a fantastic opportunity to connect children, families, the elderly, and dog walkers. It is also a great opportunity for the homeowner to receive market value for the property. As an owner of a large dog, Mr. Cook suggested that the Dog Park have segregated areas for large and small dogs.

With no further comments or discussion, Mayor Metzger closed the public hearing at 7:51p.m.

City Manager Breuckman responded that Mr. Campbell did not receive any fee and handled the transaction *pro bono*. If the millage was to be reduced from the savings on the fence, each house would see a 0.1 mill reduction a year, \$10.00 to \$20.00 for 10 years. The fence estimates were part of a master plan on the park renovations and he is unable to comment on that process at this time.

Commissioner Perry mentioned that the purchase of the property is a permanent improvement for Gainsboro Park especially in connecting green spaces.

Commissioner Foreman mentioned that this is a one-time exciting deal that benefits the city and will create a very active park with Gainsboro. The millage is for park improvements and the purchase will add value to the park for future generations.

City Clerk Drealan reported that there were four correspondences received: Three in favor; one against.

Commissioner Krzysiak explained the history and safety of the fence when the master plan was being put into place. The fencing conversation hinged on how durable the fence should be, and discussions went from repairing the chain-link fence to replacing the fence with a premium quality fence. The amount included in the millage was for the maximum costs in total replacement of the fence. The Commission reviewed the options of the fence and determined that just repairing the chain-link fence would provide the safety needed. Breuckman added that chain-link fencing is something that is always available and can be replaced/repared in the future with the same materials.

Commissioner Scott added that the Commission has discussed in the past the options of the fence and its repairs. Scott also added that when the millage was presented to the residents, it was presented as a "parks millage," not a fence millage. The City has been working diligently and wisely to use that money as efficiently as possible. The fence is an example of a savings to get the most out of the dollars for the residents. Scott is in favor of the purchase, not only for the park, but for some of the water issues that have been on Kensington.

**15-3195**

Motion by Commissioner Krzysiak, second by Commissioner Foreman, that the City Commission authorize the purchase of real property commonly known as 99 Kensington, Pleasant Ridge, Michigan, for the price and terms as outlined in the purchase agreement dated July 7, 2015, and that the Mayor and the City Clerk be authorized to execute on behalf of the City, any closing documents related to this purchase.

Adopted:                      Yeas: Commissioner Krzysiak, Foreman, Perry, Scott, Mayor Metzger  
   Nays: None.

With no further business or discussion, Mayor Metzger adjourned the meeting at 8:12 p.m.

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Mayor Kurt Metzger

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Amy M. Drealan, City Clerk  
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