

REGULAR MEETING OF THE RIVERVIEW CITY COUNCIL
CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN
HELD ON TUESDAY, JANUARY 17, 2017 A.D.
IN THE COUNCIL CHAMBERS OF
THE PETER ROTTEVEEL MUNICIPAL BUILDING
14100 CIVIC PARK DRIVE, RIVERVIEW, MICHIGAN 48193-7689

The meeting was called to order at 7:30 p.m.

Presiding: Mayor Pro Tem Blanchette

Present: Councilmembers Coffey, Towle, James Trombley, Workman

Excused: Mayor Swift (Personal Business), Elmer Trombley (Vacation), Workman (Ill)

Also Present: City Manager Drysdale, City Clerk Hutchison, Human Resource Director Mayerich, Police/Fire Chief Rosebohm, Finance/Purchasing Director McMahon, Department of Public Works Director Webb, Parks and Recreation Director Dickman, Director of Solid Waste Bobeck, Carlisle Wortman Community Development Director Scurto, Charles E. Raines Company City Engineer Sabak, Cornerstone Environmental Group Project Manager Bowyer, Attorney Pentiuik

The **Pledge of Allegiance** was led by Councilmember Towle.

The **Invocation** was given by Councilmember James Trombley.

AWARDS AND PRESENTATIONS AND PROCLAMATIONS:

A plaque was presented to Mayor Pro Tem Blanchette by Ms. Kara Thomas from the Detroit Wayne Mental Health Authority of the Michigan Department of Human Services to honor the city businesses; in particular, the Speedway Retail Store for participating in the preventative program promotion of "No Sale of Cigarettes to Minors."

MINUTES:

Motion by Councilmember Coffey, seconded by Councilmember Towle, that the **Minutes** of the Regular Meeting of **January 3, 2017**, the Special Meeting of **January 9, 2017**, and the condensed versions for publication, be **Approved**.

Carried unanimously.

PUBLIC HEARINGS:

At the regular City Council meeting of January 3, 2017, a **Public Hearing** was called for January 17, 2017, to conduct a Public Hearing and allow public comment on the objectives and possible uses for developing projects or suggestions for other projects using Community Development Block Grant (**CDBG**) **Program Year 2017 Funding**.

For Program Year (PY) 2017, the City of Riverview anticipates receiving an allocation of approximately \$86,824.00 in CDBG funds and an estimated \$1,000.00 in CDBG Program Income, for a total of approximately \$87,824.00.

Mayor Pro Tem Blanchette declared the Public Hearing Open at 7:45 p.m. No one spoke.

Motion by Councilmember Coffey, seconded by Councilmember James Trombley, that the Public Hearing be closed.

Carried unanimously.

Public Hearing closed at 7:46 p.m.

PUBLIC COMMENTS:

At this time, the Mayor Pro Tem asked if anyone wished to address the City Council. No one spoke.

ORGANIZATIONAL BUSINESS:

None.

CONSENT AGENDA:

Motion by Councilmember Coffey, seconded by Councilmember Towle, that the **Consent Agenda** be Approved as follows:

- **Waive Council Policy No. 1(A)(8) and Adopt the Eligible Program Year 2017 Community Development Block Grant (CDBG) Program Income, for a total of approximately \$87,824.00.** Pending actual funding availability, the following eligible activity allocations are requested to be Adopted:

OBJECTIVES:

- A. Benefitting Low and Moderate Income (LMI) Persons
- B. Benefitting Low and Moderate Income Limited Clientele (LMC) Persons
- C. Addressing Slums and Blight or Low and Moderate Income Housing Benefit
- D. Meeting a particularly urgent community development need

PROPOSED PROJECTS:

<u>Activity</u>	<u>Objective Met</u>
Public/Senior Services	\$10,224
Park Playground Equipment	\$58,000
Housing Rehabilitation	\$10,000
Administration	\$8,600
Housing Rehabilitation (Program Income)	\$1,000

- Approve **Third Party Liability Coverage** Policy for the Riverview Land Preserve with **Crum & Forster Specialty Insurance** Company in the Amount of **\$49,092.38**; in concurrence with the Land Preserve Committee.
- Authorize Execution of **Addendums** extending Agreement for Gasoline and Fuel with **RKA Petroleum and Michigan Fuels, Inc.**, for a **90 day period**.
- Budget Amendment as follows:

A.

Description	Account Number	Current Appropriation	Amended Appropriation	Amendment or Change
<u>2016/17 Equipment Rental - Land Preserve</u>				
Equipment Rental	596-526-945.000	\$ 74,000.00	\$ 124,000.00	\$ 50,000.00

JUSTIFICATION: To allocate additional funds for rented equipment at the Land Preserve. The Land Preserve had some equipment that broke down unexpectedly and required them to rent a replacement while their equipment was being fixed.

B.

Description	Account Number	Current Appropriation	Amended Appropriation	Amendment or Change
<u>2016/17 Sulfur Treatment System - Land Preserve</u>				
Sulfur Treatment System	596-526-994.204	\$ 500,000.00	\$ 862,000.00	\$ 362,000.00

JUSTIFICATION: To allocate additional funding for the Sulfur Treatment System at the Land Preserve per DTE. It was discussed and recommended by the Land Preserve Committee on 1/9/2017.

C.

Description	Account Number	Current Appropriation	Amended Appropriation	Amendment or Change
<u>2016/17 Fire</u>				
Building Furnishings	101-336-970.200	\$ 8,500.00	\$ 2,038.00	\$ (6,462.00)
Fire Hose	101-336-970.503	\$ 0.00	\$ 6,462.00	\$ 6,462.00

JUSTIFICATION: To transfer funds from the Building Furnishings to Fire Hose line item for the replacement of recently evaluated fire hose.

Carried unanimously.

RESOLUTIONS:

Motion by Councilmember James Trombley, seconded by Councilmember Coffey, that Resolution No. 17-03, Approving the **Amended Deficit Elimination Plan** for the **Golf Course Fund**, as required by the State of Michigan Department of Treasury, be Adopted.

**RESOLUTION NO. 17-03
RESOLUTION APPROVING THE AMENDED DEFICIT
ELIMINATION PLAN FOR THE GOLF COURSE FUND**

WHEREAS, The City of Riverview filed a deficit elimination plan on December 18, 2012, with the State of Michigan Department of Treasury, and said plan was certified by the

State on January 24, 2013;

WHEREAS, The City of Riverview’s Financial Report for the fiscal year ended June 30, 2014, indicated the presence of a \$70,175 net working capital deficit in the Golf Course Fund compared to the projected net working capital deficit of \$47,680 in the January 24, 2013 approved plan;

WHEREAS, The City of Riverview filed an amended deficit elimination plan on February 9, 2015, with the State of Michigan Department of Treasury, and said plan was certified by the State on May 21, 2015;

WHEREAS, The City of Riverview’s Financial Report for the fiscal year ended June 30, 2016, indicated the presence of a \$47,847 net working capital deficit in the Golf Course Fund compared to the projected net working capital deficit of \$38,175 in the May 21, 2015 approved plan; and

WHEREAS, Act 275 of the Public Acts of 1980 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury.

NOW, THEREFORE, IT IS RESOLVED that the City of Riverview's legislative body adopts the following as the City of Riverview’s Golf Course AMENDED Fund Deficit Elimination Plan:

**CITY OF RIVERVIEW
GOLF COURSE FUND
AMENDED DEFICIT ELIMINATION PLAN**

	2013-14 Actual	2014-15 Actual	2015-16 Actual	2016-17 Revised
Sources of working capital:				
Greens fees	633,570	650,012	836,827	845,000
Equipment rentals	295,319	282,627	142,039	144,000
Other revenues	189,015	193,362	219,775	220,000
Misc revenues	139,195	7,235	6,356	5,000
Transfers from other funds	272,352	231,394	107,365	100,000
Total operating revenues	<u>1,529,451</u>	<u>1,364,630</u>	<u>1,312,362</u>	<u>1,314,000</u>
Uses of working capital:				
Personnel services	704,134	684,169	655,048	655,000
Operation & maintenance	537,637	532,447	521,259	525,000
Capital expenditures	258,773	61,043	43,201	25,000
Principal and interest payments	15,901	62,127	95,370	55,000
Total operating expenses	<u>1,516,445</u>	<u>1,339,786</u>	<u>1,314,878</u>	<u>1,260,000</u>
Change in working capital	13,006	24,844	(2,516)	54,000
Working capital - beginning	<u>(83,181)</u>	<u>(70,175)</u>	<u>(45,331)</u>	<u>(47,847)</u>
Working capital - ending	<u><u>(70,175)</u></u>	<u><u>(45,331)</u></u>	<u><u>(47,847)</u></u>	<u><u>6,153</u></u>

BE IT FURTHER RESOLVED that the City of Riverview's City Manager submits the AMENDED Deficit Elimination Plan to the Michigan Department of Treasury for certification.

AYES: Mayor Pro Tem Blanchette, Councilmembers Coffey, Towle, James Trombley

NAYS: None.

EXCUSED: Mayor Swift, Councilmembers Elmer Trombley, Workman

ADOPTED this 17th day of January, 2017.

ATTEST:

Lynn Blanchette, Mayor Pro Tem

I, Cynthia M. Hutchison, duly authorized City Clerk of the City of Riverview, do hereby certify the above is a true copy of a resolution adopted by the Riverview City Council at their regular meeting of

January 17, 2017.

(S E A L)

Cynthia M. Hutchison, City Clerk

Motion by Councilmember James Trombley, seconded by Councilmember Coffey, that Resolution No. 17-04, the **Lot Division** of **Solo World Partners LLC**, also known as **13725 Pennsylvania Road**, as requested by the potential owner (Doriad Markus of Riverview Plaza Partners, LLC), be **Adopted** as follows:

RESOLUTION 17-04
A RESOLUTION CONCERNING A LOT SPLIT
AT 13725 PENNSLYVANIA ROAD

WHEREAS, Solo World Partners LLC, the owner of certain real property located at 13725 PENNSLYVANIA ROAD has agreed to sell a portion of its parcel to and for the benefit of an adjacent property owner;

WHEREAS, the adjacent property owner, Doriad Markus of Riverview Plaza Partners, LLC, wishes to obtain said parcel to benefit and expand his business;

WHEREAS, this matter has been reviewed and approved by the Planning Commission; and

WHEREAS, this lot split is expected to benefit the City’s quality of life and be of financial benefit to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERVIEW, MICHIGAN, AS FOLLOWS:

That the Lot Split requested for the property located at 13725 PENNSLYVANIA ROAD is hereby approved as follows:

THE PARENT PARCEL CONSISTS OF:

7.029 ACRES
(ID NO. 51-001-99-001-711)
PER A WARRANTY DEED RECORDED IN LIBER 51540, PAGE 853 (WCR)

LAND IS LOCATED IN THE CITY OF RIVERVIEW, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 1, T04S, R10E, CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 1, DISTANT NORTH 89 DEGREES 39' 45" WEST, 361.00 FEET FROM THE NORTHEAST CORNER OF SECTION 1, T4S, R10E; PROCEEDING THENCE DUE SOUTH 825.55 FEET; THENCE NORTH 89 DEGREES 35' 0" WEST 410.00 FEET ALONG THE NORTH LINE OF HUNTINGTON MEADOWS SUBDIVISION, AS RECORDED IN LIBER 81 OF PLATS, PAGES 90 AND 91, WAYNE COUNTY RECORDS: THENCE DUE NORTH 825.36 FEET; THENCE SOUTH 89 DEGREES 39' 45" EAST, 410.00 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET THEREOF DEED FOR HIGHWAY PURPOSES.

EXCEPTING THEREFROM LAND DESCRIBED AS PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 04 SOUTH, RANGE 10 EAST, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OF PENNSYLVANIA ROAD, SO-CALLED, THAT IS NORTH 89 DEGREES 39 MINUTES 45 SECONDS WEST, 361.00 FEET ALONG THE NORTH LINE OF SECTION 1 AND SOUTH 60.00 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 04 SOUTH, RANGE 10 EAST: THENCE SOUTH 765.55 FEET TO A POINT ON THE NORTH LINE OF HUNTINGTON MEADOWS SUBDIVISION, AS RECORDED IN PLAT LIBER 31, PAGES 90 AND 91, WAYNE COUNTY RECORDS; THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS WEST, 10.00 FEET ALONG THE NORTH LINE OF SAID PLAT; THENCE NORTH 765.56 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF

PENNSYLVANIA ROAD, SO-CALLED; THENCE SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST, 10.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE PARENT PARCEL SHALL BE SPLIT INTO TWO SEPARATE PARCELS AS FOLLOWS:

PARCEL A

A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST 1/4 OF SECTION 1, T.04S., R.10E., CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, T.04S., R.10E., THENCE N89°39'45"W 371.00 FEET ALONG THE CENTERLINE OF PENNSYLVANIA ROAD (120 FEET WIDE) AND THE NORTH LINE OF SAID SECTION 1; THENCE DUE SOUTH 354.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH 471.12 FEET TO THE NORTH LINE OF HUNTINGTON MEADOWS SUBDIVISION, AS RECORDED IN LIBER 81 OF PLATS, PAGES 90 AND 91, WAYNE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF HUNTINGTON MEADOWS SUBDIVISION N89°38'00"W 400.00 FEET; THENCE DUE NORTH 765.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PENNSYLVANIA ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°39'45"E 305.00 FEET; THENCE DUE SOUTH 200.00 FEET; THENCE S45°00'00"E 134.35 FEET TO THE POINT OF BEGINNING. CONTAINING 6.490 ACRES OF LAND, MORE OR LESS.

PARCEL B

A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST 1/4 OF SECTION 1, T.04S., R.10E., CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, T.04S., R.10E., THENCE N89°39'45"W 371.00 FEET ALONG THE CENTERLINE OF PENNSYLVANIA ROAD (120 FEET WIDE) AND THE NORTH LINE OF SAID SECTION 1; THENCE DUE SOUTH 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH 294.44 FEET; THENCE N45°00'00"W 134.35 FEET; THENCE DUE NORTH 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PENNSYLVANIA ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°39'45"E 95.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.539 ACRES OF LAND, MORE OR LESS.

AYES: Mayor Pro Tem Blanchette, Councilmembers Coffey, Towle, James Trombley

NAYS: None

EXCUSED: Mayor Swift, Councilmembers Elmer Trombley, Workman

ADOPTED this 17th day of January, 2017.

ATTEST:

Lynn Blanchette, Mayor Pro Tem

I, Cindy Hutchison, duly authorized City Clerk of the City of Riverview, hereby certify that the above is a true resolution adopted by the Riverview City Council at their regular meeting of January 17, 2017.

(S E A L)

Cynthia M. Hutchison, City Clerk

Motion by Councilmember Coffey, seconded by Councilmember James Trombley, that Resolution No. 17-05, **Lot Combination of Riverview Plaza Center**, also known as **17020-17118 Fort Street**, as requested by the potential owner (Doriad Markus of Riverview Plaza Partners, LLC) be **Adopted** as follows:

RESOLUTION 17-05
A RESOLUTION CONCERNING A LOT COMBINATION AT
RIVERVIEW PLAZA CENTER, ALSO KNOWN AS
17020-17056 FORT STREET AND 17064-17118 FORT STREET,
RIVERVIEW MI.

WHEREAS, Doriad Markus, the owner of certain real property known as Riverview Plaza Center, located at 17020-17056 Fort Street and 17064-17118 Fort Street, has agreed to purchase a portion of an adjacent property owner’s parcel located at 13725 Pennsylvania Road;

WHEREAS, Doriad Markus of Riverview Plaza Partners, LLC, wishes to obtain said parcel and combine it with his existing parcel to benefit and expand his business;

WHEREAS, this matter has been reviewed and approved by the Planning Commission; and

WHEREAS, this lot combination is expected to benefit the City’s quality of life and be of financial benefit to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERVIEW, MICHIGAN, AS FOLLOWS:

That the Lot Combination requested for the property located at 17020-17056 Fort Street and 17064-17118 Fort Street, is hereby approved as follows:

THE RESULTING PARCEL IS IDENTIFIED AS:

PARCEL C

A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST 1/4 OF SECTION 1, T.04S., R.10E., CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, T.04S., R.10E., THENCE N89°39'45"W 171.00 FEET ALONG THE CENTERLINE OF PENNSYLVANIA ROAD (120 FEET WIDE) AND THE NORTH LINE OF SAID SECTION 1; THENCE DUE SOUTH 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH 765.64 FEET; THENCE N89°53'00"W 200.00 FEET; THENCE DUE NORTH 471.12 FEET; THENCE N45°00'00"W 134.35 FEET; THENCE DUE NORTH 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PENNSYLVANIA ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°39'45"E 295.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.054 ACRES OF LAND, MORE OR LESS.

AYES: Mayor Pro Tem Blanchette, Councilmembers Coffey, Towle, James Trombley

NAYS: None

EXCUSED: Mayor Swift, Councilmembers Elmer Trombley, Workman

ADOPTED this 17th day of January, 2017.

ATTEST:

Lynn Blanchette, Mayor Pro Tem

I, Cynthia M. Hutchison, duly authorized City Clerk of the City of Riverview, do hereby certify the above is a true copy of a resolution adopted by the Riverview City Council at their regular meeting of January 17, 2017.

(S E A L)

Cynthia M. Hutchison, City Clerk

ADMINISTRATION:

Motion by Councilmember James Trombley, seconded by Councilmember Towle, that the Contract between the City and **Wade Shows** to provide the **2017 Summerfest Carnival** rides, games and food vending reimbursing the City 20 percent of ride sales and \$75 per game and concession stand on **June 16, 17 and 18, 2017**, be Approved.

Carried unanimously.

Motion by Councilmember Towle, seconded by Councilmember James Trombley, that a **Public Hearing** be called for **February 6, 2017**, for the Purpose of Considering the **Draft Parks and Recreation Master Plan**.

Carried unanimously.

ORDINANCES:

Motion by Councilmember James Trombley, seconded by Councilmember Coffey, that the City Clerk be Authorized, to give the First Reading, by title only, of Proposed **Ordinance No. 689** regarding amending the **Zoning Map** to **Change the Boundary** of a **Planned Development**.

Carried unanimously.

ORDINANCE NO. 689

AN ORDINANCE TO AMEND THE CITY OF RIVERVIEW'S ZONING ORDINANCE TO REZONE A SPECIFIC PARCEL OF LAND FROM THE EXISTING PD PLANNED DEVELOPMENT #2 TO A NEW PROPERTY DELINEATION DESCRIBED AS PARCEL "A" BY REVISING THE ZONING DISTRICT MAP

Motion by Councilmember Coffey, seconded by Councilmember James Trombley, that the City Clerk be Authorized, to give the First Reading, by title only, of Proposed **Ordinance No. 690** regarding amending the **Zoning Map** for **17020-17118 Fort Street** to the **FS Street District**.

Carried unanimously.

ORDINANCE NO. 690

AN ORDINANCE TO AMEND THE CITY OF RIVERVIEW'S ZONING ORDINANCE TO REZONE A SPECIFIC PARCEL OF LAND FROM THE EXISTING PD PLANNED DEVELOPMENT #2 TO FS FORT STREET DISTRICT BY REVISING THE ZONING DISTRICT MAP.

OTHER BUSINESS:

None.

CLOSED SESSION:

None.

ADJOURNMENT:

Motion by Councilmember Coffey, seconded by Councilmember James Trombley, that the Meeting be Adjourned at 7:55 p.m.

Carried unanimously.

Lynn Blanchette, Mayor Pro Tem

Cynthia M. Hutchison, CMC
City Clerk