

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held via Virtual Telecommunication methods, due to COVID-19 by way of Executive Order 2020-48 using the Zoom Audio platform, on Monday, May 4, 2020, and was called to order at 7:00pm with Honorable Mayor Joseph R. Peterson presiding.

The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilpersons Robert Alderman, Christopher Calvin, Robert DeSana, Megan Maiani, Leonard Sabuda, and Donald Schultz

ABSENT: None

Also, Present: City Treasurer, Todd Browning; Theodore Galeski, City Assessor; William Look, City Attorney; Greg Mayhew, City Engineer; and Lawrence Stec, City Clerk

PRESENTATIONS

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

- Special Assessment District #944A Sidewalk Repairs (Antoine Street to Ford Avenue from Electric Street to Biddle Avenue)
 - *1 comment received in person (Zoom participant); Zero objections received in writing: Pietro Vitale, 1844 4th*
- Commercial Redevelopment District – 100 Maple (also known as 30405658 1st Street), 130 134 Maple, and 140142 Maple Street
Zero comments received in person or in writing

UNFINISHED BUSINESS

CALL TO THE PUBLIC

CONSENT AGENDA

2020-100 MINUTES

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that the minutes of the meeting held under the date of April 20, 2020, be approved as recorded, without objection.

Motion unanimously carried.

2020-101 REZONING REQUEST – 141 GOODELL, 136 GOODELL, 1203 2ND ST.

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that the communication from the Planning Commission regarding the rezoning of the properties known as 141 Goodell, 136 Goodell and Vacant 1203 2nd Street, Wyandotte is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council approves the rezoning of properties known as 141 Goodell, 136 Goodell and Vacant 1203 2nd Street (Lots 10 to 12 Incl I. Witkowski Sub also Lots 1 to 6 Incl Noah Leblancs Biddle Ave Sub; The E 112.48 Ft of W 222.48 Ft of Lots 3 and 4 Exc s 50 Ft of lot 3, the Estate of Joseph Goodell deceased Sub; Lot 150 Assessor's Wyandotte Plat No. 8) to Plan Development District (PD).

NOW THEREFORE BE IT RESOLVED that this request be referred to the Department of Legal Affairs to prepare the proper Ordinance.

Motion unanimously carried.

2020-102 2020-21 CITY HALL CLEANING CONTRACT EXTENSION

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that Council hereby concurs with the recommendation of the City Engineer to enter into contractual agreement with Veteran's Cleaning for the cleaning of City Hall from July 1, 2020 thru June 30, 2021, and further authorizes the Mayor and City Clerk to sign said amendment;

AND BE IT FURTHER RESOLVED that the work will be funded from account #530-444-825-215 in the amount of \$56,762.00.

Motion unanimously carried.

2020-103 2020-21 POLICE & COURT BLDG. CLEANING CONTRACT EXTENSION

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that Council hereby concurs with the recommendation of the City Engineer to enter into contractual agreement with Veteran's Cleaning for the Cleaning of the Police and Court Building from July 1, 2020 thru June 30, 2021, and further authorizes the Mayor and City Clerk to sign said amendment;

AND BE IT FURTHER RESOLVED that the work will be funded from account #101-301-825-420 in the amount of \$44,930.

Motion unanimously carried.

2020-104 PURCHASE OF 96 GALLON TOTERS

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to purchase 144 – Ninety-Six (96) Gallon Carts from Cascade Engineering of Grand Rapids, Michigan in the amount of \$6,730.56 from Account No. 290-448-850-540. Each cart to be black with the City of Wyandotte's logo and serial number to be on the cart and include a standard ten (10) year warranty.

Motion unanimously carried.

NEW BUSINESS**2020-105 SPECIAL ASSESSMENT DISTRICT #944A**

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED by City Council that Council hereby concurs in the recommendation of the City Administrator regarding his communication to levy the cost of Special Assessment District #944A;

AND BE IT FURTHER RESOLVED that Council directs the City Treasurer to collect said charges accordingly, and that the installments of each Special Assessment Roll shall bear interest at the rate of six percent (6%) per annum commencing July 1, 2020 said interest to be paid annually on the due dates of the principal installments of said Special Assessment Roll.

Motion carried.

YEAS: Councilpersons Alderman, Calvin, DeSana, Maiani, Schultz

NAYS: Councilperson Sabuda

2020-106 CRD – 100 MAPLE, 130-134 MAPLE, 140-142 MAPLE

By Councilperson Alderman, supported by Councilperson Calvin

WHEREAS, pursuant to the Commercial Redevelopment Act, Act 255 of 1978, as amended (Act 255), the City of Wyandotte has the authority to establish "Commercial Redevelopment Districts" within the City of Wyandotte on its own initiative or upon a request filed by the owners of 75% of the state equalized value of the commercial property located within a proposed district; and

WHEREAS, Ron Thomas, Rise Above Ventures, the property owner of 140-142 Maple and the prospective property owner of 100 Maple, has filed a written request with the clerk of the City of Wyandotte requesting the City to initiate action to establish a Commercial Redevelopment District on its own initiative for property at 100 Maple (also known as 3040-56-58 - 1st Street), 130-134 Maple, and 140-142 Maple, located in the City of Wyandotte hereinafter described; and

WHEREAS, the City Council adopted a resolution on February 24, 2020, authorizing the initiation of the actions necessary to consider establishing a Commercial Redevelopment District pursuant to Act 255; and

WHEREAS, the City Council finds that property within the District is obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial zone which has been zoned commercial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity, and hereby determines that the District meets the requirements set forth in Section 5(1)(a) of Act 255; and

WHEREAS, the City Council has provided for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the District, as required in Section 4(2)(b)(iii)(B) of Act 255; and WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed District as required by Section 5(3) of Act 255; and

WHEREAS, on May 4th, 2020, a public hearing was held and all residents and taxpayers of the City of Wyandotte were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Wyandotte to establish the Commercial Redevelopment District as requested, to foster revitalization, economic development, and the preservation of older areas in the downtown area;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that pursuant to the provisions of Act 255, Commercial Redevelopment District No. 17 is hereby established for the property at 100 Maple (also known as 3040-56-58 - 1 st Street), 130-134 Maple, and 140-142 Maple, said property more fully described as: The following described parcel(s) of land situated in the City of Wyandotte, Wayne County, and State of Michigan, to wit:

3040 - 1st Street LOT 9 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR Parcel Number: 82 57 011 09 0009 000

3056 - 1st Street N 22 FT OF E 35.33 FT OF LOT 10 ALSO N 24.67 FT OF W 94.67 FT OF LOT 10 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR Parcel Number: 82 57 011 09 0010 001

3058 - 1 st Street S 28 FT OF E 35.33 FT OF LOT 10 ALSO S 25.33 FT OF W 94.67 FT OF LOT 10 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR Parcel Number: 82 57 011 09 0010 002

130-134 Maple LOT 11 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR Parcel Number: 82 57 011 09 0011 000

140-142 Maple LOT 12 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 71 T3S R11E, L57 OF DEEDS P5 WCR Parcel Number: 82 57 011 09 0012 000.

Motion unanimously carried.

2020-107 FORT STREET SIGN MAINTENANCE CONTRACT

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the Council concurs with the recommendation of the DDA Director and approves the Fort Eureka Sign Maintenance Contract with P&P Landscaping in the amount of \$4,742.09 to be paid from the DDA's Fort Street Sign Maintenance Account #499-200-850-542; AND BE IT FURTHER RESOLVED that Council authorizes Mayor and Clerk to sign the contract.

Motion unanimously carried.

2020-108 2020 SUMMER EVENT CANCELLATIONS

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that Council approves the request of the Mayor, City Administrator, Superintendent of Recreation and Special Events Coordinator to cancel the following city summer events:

Skip Clacks Fishing Derby, June 6th 2020

Independence Day Parade, July 4th 2020

Wyandotte Street Art Fair, July 8-11th 2020

Motion unanimously carried.

YEAS: Councilpersons Alderman, Calvin, DeSana, Maiani, Sabuda, Schultz & Mayor Peterson

NAYS: None

2020-109 SANITARY SEWER INVESTIGATION

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that Council concurs with the recommendation of the City Engineer and approves the Contract with Granite Inliner, Romulus MI, to perform the sanitary sewer main investigation work in the amount of \$12,000.00, which shall be funded from account 590-200-926-310; AND

BE IT RESOLVED that the City Engineer is authorized to sign said proposal with Granite Inliner.

Motion unanimously carried.

2020-110 2ND AMENDMENT TO PURCHASE AGREEMENT 1851-1857 & 1865-1869 MCKINLEY

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that the communication from the City Engineering regarding the City owned property located at Former 1851-1857 McKinley and 1865-1869 McKinley, Wyandotte is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council concurs with the recommendation and hereby authorizes the Mayor and City Clerk to execute the Second Amendment to the Purchase Agreements between the City and Pizzo Development Group, LLC for the former 1851-1857 McKinley and Former 1865-1869 McKinley with extension for completion moved to December 30, 2020.

Motion unanimously carried.

2020-111 SALE OF FORMER 3367 12TH STREET

By Councilperson Alderman, supported by Councilperson Calvin

Council concurs with the recommendation of the City Engineer regarding the sale of a portion of the former 3367 12th Street, Wyandotte; AND

BE IT RESOLVED that Council accepts the offer from Paul S. Puste, 3373 12th Street, to acquire 7.5 feet of the former 3367 12th Street for the amount of \$375.00; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said documents.

Motion unanimously carried.

2020-112 SALE OF FORMER 316 CLARK

By Councilperson Alderman, supported by Councilperson Calvin

Council concurs with the recommendation of the City Engineer regarding the sale of former 316 Clark, Wyandotte; AND

BE IT RESOLVED that Council accepts the offer from Antonino Vitale, 210 Clark, to acquire Lot 33, the east twenty-five (25) feet, of the former 316 Clark for the amount of \$2,500.00; AND

BE IT RESOLVED that Council accepts the offer from K & L Property, LLC, 334 Clark, to acquire Lot 34, the west twenty-five (25) feet, of the former 316 Clark for the amount of \$2,500.00; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said documents.

Motion unanimously carried.

2020-113 SALE OF FORMER 1331 WALNUT

By Councilperson Alderman, supported by Councilperson Calvin

Council concurs with the recommendation of the City Engineer regarding the sale of a portion of the former 1331 Walnut, Wyandotte; AND

BE IT RESOLVED that Council accepts the offer from Carol Orlando, 1337 Walnut, to acquire the west 7.5 feet of the former 1331 Walnut from for the amount of \$375.00; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said documents.

Motion unanimously carried.

2020-114 SALE OF VACANT PROPERTY ON SYCAMORE

By Councilperson Alderman, supported by Councilperson Calvin

Council concurs with the recommendation of the City Engineer regarding the sale of the Vacant Sycamore property; AND

BE IT RESOLVED that Council accepts the offer from Adam T. Aitchison, owner of 352-358 Sycamore, to purchase the Vacant Sycamore for the amount of \$125.00; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said documents.

Motion carried.

YEAS: Councilpersons Alderman, Calvin, DeSana, Maiani, Schultz

NAYS: Councilperson Sabuda

2020-115 FINAL READING #1486: CH. 14 – GARBAGE, TRASH, AND WEEDS

By Councilperson Alderman, supported by Councilperson Calvin

AN ORDINANCE TO AMEND CHAPTER 14 GARBAGE, TRASH AND WEEDS

ARTICLE I IN GENERAL

OF THE WYANDOTTE CODE OF ORDINANCE

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amend Article I. In General to read as follows:

Sec. 14.2. Receptacles-Generally.

- (d) Notwithstanding sections 14-4 and 14-5, upon written notice from the city, multiple residential, commercial and industrial premises must place all solid waste in a non-portable rear load or front load receptacles. All apartment buildings with six (6) or more residential units are required to have a non-portable rear load or front load receptacles.

Sec. 14.4. Same-Rubbish generally.

Rubbish may also be placed in non-portable rear load or front load receptacles approved by the city engineer which can be mechanically handled by collection equipment of the city contractors. Should a non-portable rear load or front load receptacle be utilized, the charges will be determined by resolution of the city council.

Sec. 14.5. Same-Commercial rubbish.

Commercial rubbish may be placed in nonportable rear load or front load receptacles of substantial metal construction of two (2) to eight (8) cubic yards capacity and shall meet all specifications established by the city engineer on the basis of the requirements of the solid waste equipment being used by the city contractor.

Corrugated cardboard may be placed in non-portable corrugated cardboard receptacles of substantial metal construction of six-cubic-yard capacity as supplied by the city contractors.

Receptacles that are badly broken or otherwise fail to meet the requirements of this section may be classified as rubbish and, after due notice to the owner, may be collected as rubbish by the department.

Receptacles which are furnished by the city contractor shall be owned, serviced, maintained and replaced as needed by the city contractor.

Should a non-portable rear load receptacle or non-portable corrugated cardboard receptacle be utilized, the charges will be determined by resolution of the city council.

Sec. 14-7. Same-Location for collection.

(b) Said receptacles, containers and bundles shall not be placed between the sidewalk and curb, or in the alley, as the case may be, before 6:00 p.m. of the day preceding the day scheduled for collection, and all empty receptacles and containers shall be removed back onto private property no later than 8:00 p.m. of the day following collection.

If said receptacles, containers and bundles are placed between the sidewalk and curb, or in the alley, prior to or after the permitted times, and the City deems that this condition would pose a health hazard, subject adjacent property occupants to an unreasonably offensive odor, or be a public nuisance, the City, with no notification to the property owner or tenant, shall pick up the items prior to the next regularly scheduled pick up day. The property owner shall be responsible to pay the City costs as billed by the City to the property owner within thirty (30) days of the City's mailing of the costs owed. If the property owner fails to do so, the property owner is in violation of this ordinance and will be responsible for a municipal civil infraction.

It shall be the responsibility of the property owner to ensure its tenants are in compliance with this provision.

Sec. 14.8. Same-Collection frequency, supervision, etc.

The collection of rubbish from non-portable rear load or front load receptacles approved by the city engineer shall be up to three (3) times each week. The collection of rubbish from all other locations shall be once a week. The collection of garbage, rubbish and ashes shall be under the direction of the department of engineering and shall be performed by the person designated by the city council to collect same.

Sec. 14.8.1. Same-Collection requirements.

(9) *Non-portable rear load or front load receptacles (dumpsters)*: Solid waste shall be contained in receptacle as defined in sections 14-4, 14-5 and 14-8. A service fee approved by city council will apply.

(13) *Special refuse/bulk refuse*: Shall be separated and clearly marked with a special refuse sticker. Refrigerators and freezers shall have the doors removed and be placed on their side. Bulk refuse shall be neatly placed out for collection. All fabric materials such as, but not limited to, sofas, mattresses and box springs that are soiled or infested with bed bugs shall be completely wrapped in plastic and securely taped, otherwise the items will not be picked up.

(b) Removal of mass disposal of bulk refuse, domestic rubbish, garbage, solid waste and special refuse generated from site evictions, foreclosures, move-outs or construction/renovations, shall be the responsibility of the property owner. The property owner shall contract for the disposal of such materials with a private contractor and pay all costs associated with the mass disposal of the materials from the property on the day of the site eviction, move-out or construction/renovation activity.

In cases where the Court is involved and has issued a writ for possession, the Court Officer with the writ may hire a private contractor for disposal of such materials.

Dumpsters may be available from the City of Wyandotte DPS at certain times of the year for a fee.

If said bulk refuse, domestic rubbish, garbage, solid waste and special refuse generated from site evictions, foreclosures, move-outs or construction/renovations are placed between the sidewalk and curb, or in the alley, prior to or after the permitted times, and the City deems that this condition would pose a health hazard, subject adjacent property occupants to an unreasonably offensive odor, or be a public nuisance, the City, with no notification to the property owner or tenant, shall pick up the items prior to the next regularly scheduled pick up day. The property owner shall be responsible to pay the City costs as billed by the City to the property owner within thirty (30) days of the City's mailing of the costs owed. If the property owner fails to do so, the property owner is in violation of this ordinance and will be responsible for a municipal civil infraction.

Section 2. Interpretation.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 3. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinance.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 5. Effective Date.

This Ordinance shall take effect fifteen (15) days from the date of its passage by the Wyandotte City Council and a copy of the Ordinance or a summary of said Ordinance shall be published in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption. A copy of this ordinance may be inspected or obtained at the City of Wyandotte Clerk's Office, 3200 Biddle Avenue, Wyandotte, Michigan.

Motion unanimously carried.

2020-116 BILLS & ACCOUNTS

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that the total bills and accounts of \$8,240,335.37 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Beautification Commission 04/15/2020

Downtown Development Authority 02/11/2020

Fire Commission 03/10/2020

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

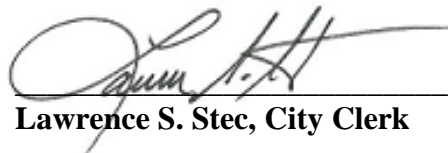
ADJOURNMENT

2020-117 ADJOURNMENT

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:56 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk