

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held Council Chambers and via Virtual Telecommunication methods, due to COVID-19 in accordance with Executive Order 2020-161 using the Zoom Audio platform, on Monday, August 17, 2020, and was called to order at 7:00pm with Honorable Mayor Pro Tempore Robert A. DeSana presiding.

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

Present: Mayor Pro Tempore Robert A. DeSana, Councilpersons Robert Alderman, Christopher Calvin, Megan Maiani, Leonard Sabuda, and Donald Schultz

ABSENT:

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

PRESENTATIONS

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

2020-210 RECONSTRUCTION OF ALLEY TO PARKING LOT #11

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED BY THE CITY COUNCIL that the Council deems it advisable and necessary for the public health, safety and welfare of said City and its inhabitants and it is a necessary public improvement and beneficial to the City of Wyandotte, and it's inhabitants, to grade and pave a public alley in the City of Wyandotte, more particularly described as:

The twenty (20) foot wide public alley south of Oak Street, from 2nd Street to Public Parking Lot 11, abutting:

Lot 1 thru Lot 3, both inclusive, the west twenty five (25) feet of Lot 4, the west twenty eight (28) feet of Lot 11, and Lots 12 thru Lot 14, both inclusive, Block 70, Plat of Part of Wyandotte in the Township of Ecorse (now City of Wyandotte), Wayne County, Mich., being part of Fractional Sections 28, 32 and 33, and part of Section 29, in T. 3 S., R. 11 E., as recorded in Liber 57 of Plats, Page 5, Wayne County Records.

RESOLVED FURTHER that the City Engineer, having prepared estimates of the cost and expenses, plats and diagrams of said improvement and of the locality to be improved, the same are available for public examination at the Engineering Department offices: and

RESOLVED FURTHER that there is hereby tentatively designated a special assessment district against which the cost and expenses of said improvements are to be assessed, consisting of lots, parts of lots and parcels of land in the City of Wyandotte, Wayne County, Michigan, more particularly described as:

Lot 1 thru Lot 3, both inclusive, the west twenty five (25) feet of Lot 4, the west twenty eight (28) feet of Lot 11, and Lots 12 thru Lot 14, both inclusive, Block 70, Plat of Part of Wyandotte in the Township of Ecorse (now City of Wyandotte), Wayne County, Mich., being part of Fractional Sections 28, 32 and 33, and part of Section 29, in T. 3 S., R. 11 E., as recorded in Liber 57 of Plats, Page 5, Wayne County Records.

RESOLVED FURTHER that the cost and expenses of grading and paving the twenty (20) foot wide public alley south of Oak Street, from 2nd Street to Public Parking Lot 11, shall be defrayed by special assessment upon the lots, parts of lots and parcels of land abutting and adjoining said improvement, as well as benefiting therefrom, excepting from said assessment, however, the improvement expense attributable to alley and street intersections, City owned land, owner occupied single family dwellings, owner occupied multi-family rental dwellings will be assessed in that proportion that the property is

used for purposes other than that of the owner occupying same in comparison to the total assessable portion of the entire property, and other property not assessable by law, the expense of which, together with any improvement expenses remaining after the aforesaid assessment, shall be defrayed from the general fund of the City.

RESOLVED FURTHER, that said estimates, plats and diagrams of said improvement and of the alley to be improved having been made available at the Engineering Department offices for public examination, said City Clerk shall give notice, according to the City Charter, of the proposed district to be specially assessed for said improvement and of the time and place when this Council will meet to consider said detailed estimate, plats and diagrams, and to hear objections thereto, and notice shall be given by said City Clerk, in writing, of the proposed district to be specially assessed for said improvements and of the time and place when this Council will meet to consider said detailed estimates, plats and diagrams, and to hear objections thereto, to each owner of, or party in interest in, property to be assessed, whose name appears upon the last local tax assessment records, by mailing by first class mail addressed to such owner or party at the address shown on the tax records, at least ten (10) days before the date of such hearing. The public hearing is scheduled for Monday, September 14, 2020, at 7:00 p.m. in the Council Chambers of the Wyandotte City Hall.

Motion unanimously carried.

2020-211 PROPOSED INITIATORY PETITION – MARIHUANA ESTABLISHMENTS

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED the City Council has reviewed the written communication from the City Attorney concerning the initiatory petition for Marihuana Establishments and Facilities, and

BE IT FURTHER RESOLVED that the City Council concurs that the ordinance as submitted does not meet the legal requirements for an initiatory ordinance and should not be approved as to form for the reasons set forth in the City Attorney's letter.

BE IT FURTHER RESOLVED that the City Clerk notify the applicant of this determination.

Motion unanimously carried.

2020-212 FIRST READING #1492: REQUEST TO ALLOW CHICKENS

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that the communication from the City Attorney and City Engineer recommending the City not allowing the raising of chickens is approved.

It is further resolved that a first reading of ordinance #1492 amending Sec. 4-2 and Sec. 4-15 shall be held at this meeting on August 17, 2020.

Motion unanimously carried.

2020-213 REVIEW OF REQUEST FOR HOT DOG STAND – 3050 BIDDLE

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED by Mayor Pro Tempore and Council to receive and place this communication on file; and further, to deny the request of Mr. Dan Martin, 3050 Biddle Avenue, to place a hot dog stand in the Biddle Avenue right-of-way adjacent to 3050 Biddle Avenue.

Motion unanimously carried.

2020-214 FIRST AMENDMENT TO PURCHASE AGREEMENT – 640 PLUM

This item was removed from the agenda.

CALL TO THE PUBLIC

CONSENT AGENDA

2020-215 MINUTES

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED that the minutes of the meeting held under the dates of July 20 & 27, 2020, be approved as recorded, without objection.

Motion unanimously carried.

2020-216 WSAF 2021 ENTERTAINMENT AGREEMENT – THE DETROIT DRIVE

By Councilperson Sabuda, supported by Councilperson Alderman

A resolution to APPROVE the entertainment contracts for the below bands for the 2021 Wyandotte Street Art Fair as outlined in the provided communication, to be paid from the Wyandotte Street Art Fair account 285.225.925.730.860.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contracts on behalf of the City of Wyandotte.

The Detroit Drive - \$400

Motion unanimously carried.

2020-217 WSAF 2021 ENTERTAINMENT AGREEMENT – THE TOP FUN BAND

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED by the City Council that Council Concurs with the Special Event Coordinator in the following resolution:

A resolution to APPROVE the entertainment contracts for the below band for the 2021 Wyandotte Street Art Fair as outlined in the provided communication to be paid from the Wyandotte Street Art Fair account 285.225.925.730.860.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.

The Top Fun Band - \$1,000

Motion unanimously carried.

2020-218 WSAF 2021 LEMONADE STAND AGREEMENT – LORI'S FESTIVE CATERING

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the contract between the City of Wyandotte and Lori's Festive Catering for the Wyandotte Street Art Fair, July 7th – 10th 2021 their insurance and hold harmless will be submitted by June 1, 2021, pending approval of this contract.

Motion unanimously carried.

2020-219 TRAFFIC CONTROL ORDER 2020-1: 836 ORCHARD

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of Chief Zalewski as set forth in Traffic Control Order 2020-1 for the installation of "Handicap Signs" at 836 Orchard Street, Wyandotte, MI 48192.

BE IT FURTHER RESOLVED that the Department of Public Service be directed to install said signs and the City Clerk be authorized to sign said order.

Motion unanimously carried.

2020-220 TRAFFIC CONTROL ORDER 2020-2: 785 FOREST

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of Chief Zalewski as set forth in Traffic Control Order 2020-2 for the installation of "2 Hour Parking" signs in front of 785 Forest St.

BE IT FURTHER RESOLVED that the Department of Public Service be directed to install said signs and the City Clerk be authorized to sign said order.

Motion unanimously carried.

NEW BUSINESS**2020-221 CITIZEN COMMUNICATION – TREE AT 2316 ELECTRIC**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the communication from Mr. Herubin is hereby referred to the Department of Public Service & Department of Engineering and Building for review and report back to Council.

Motion carried.

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

NAYS: Councilperson Sabuda

2020-222 27TH DISTRICT COURT SAFEGUARDS

By Councilperson Sabuda, supported by Councilperson Alderman

Resolved by the Mayor Pro Tempore and Council that Council receives and places on file the communication from the City Engineer regarding the emergency purchase of sneeze guards for the 27th District Court, and approves the quote from Stellar Plastics Fabricating in the amount of \$3,832.00 to fabricate the sneeze guards.

Motion unanimously carried.

2020-223 WATER DEPT. RELIABILITY STUDY AND GENERAL PLAN AGREEMENT

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED by City Council that Council concurs with the Municipal Services Commission, a majority thereto concurring in the following resolution,

A resolution authorizing the General Manager to sign a professional services contract with Process Results Engineering to perform both the Reliability Study and General Plan for the Water Department for an amount not to exceed \$28,100.00, as recommended by WMS management.

Motion unanimously carried.

2020-224 SALE OF FORMER 2533 AND 2557 BIDDLE AVENUE

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED BY THE MAYOR PRO TEMPORE AND COUNCIL that the communication from the City Engineer regarding the City owned property located at 2533 Biddle Avenue and 2557 Biddle Avenue is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as 2533 Biddle Avenue and 2557 Biddle Avenue to Mike Kassem in the amount of \$91,300; AND

BE IT FURTHER RESOLVED that Council refers the Rezoning Application to the Planning Commission for the public hearing;

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor Pro Tempore and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as 2533 Biddle Avenue and 2557 Biddle Avenue, between Mike Kassem and the City of Wyandotte for \$91,300 as presented to Council.

Motion unanimously carried.

2020-225 SALE OF 558 BONDIE

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED BY THE MAYOR Pro Tempore AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 558 Bondie is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 558 Bondie to HTG Services, LLC, Michael Williams, in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), HTG Services, LLC does not undertake development within six (6) months from time of closing and complete construction within one (1) year

this will result in Seller's right to repurchase property including any improvements for Eight Thousand (\$8,000) Dollars. A condition will be placed on the Deed that will include this contingency; NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor Pro Tempore and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 558 Bondie, between HTG Services, LLC, and the City of Wyandotte for \$10,000 as presented to Council. Motion unanimously carried.

2020-226 SALE OF FORMER 1713-1733 5TH STREET

By Councilperson Sabuda, supported by Councilperson Alderman RESOLVED BY THE MAYOR PRO TEMPORE AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 1713-1733 5th Street is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 1713-1733 5th Street to Tiffanie and Dean Wolan in the amount of \$10,000.00; AND BE IT FURTHER RESOLVED that if the Purchaser(s), Tiffanie and Dean Wolan do not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency; NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor Pro Tempore and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 1713-1733 5th Street, between Tiffanie and Dean Wolan and the City of Wyandotte for \$10,000 as presented to Council. Motion unanimously carried.

2020-227 NEZ APPLICATION – FORMER 1713-1733 5TH STREET

By Councilperson Sabuda, supported by Councilperson Alderman WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single-family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and WHEREAS the former 1713-1733 5th Street is within the City of Wyandotte's Neighborhood Enterprise Zone #3 adopted on December 7, 1992; NOW THEREFORE BE IT RESOLVED by the City Council that Council CONCURS with the recommendation of City Engineer as set forth in his communication of August 17, 2020, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 1713-1733 5th Street now known as 1727 5th Street, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate. Motion unanimously carried.

2020-228 BID FILE #4759 CONTRACT EXTENSION – CUMMINS, INC.

By Councilperson Sabuda, supported by Councilperson Alderman RESOLVED that Council concurs with the recommendation of the City Engineer and approves the Generator Maintenance Program contract extension with Cummins, Inc. in the amount of \$6,728, to be funded from Account #101-448-750-270, and authorizes the Mayor Pro Tempore and City Clerk to sign the contract extension. Motion unanimously carried.

2020-229 FIRST READING #1493: SMALL CELL WIRELESS ZONING AMENDMENT

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED BY THE MAYOR PRO TEMPORE AND CITY COUNCIL that the communication from the Planning Commission regarding changes to the City of Wyandotte Zoning Ordinance regarding Article XXIV - General Provision; Section 2411 Small Cell Wireless is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that said 1st reading of Ordinance #1493 be held at the August 17, 2020 meeting of City Council.

Motion unanimously carried.

2020-230 FIRST READING #1494: SMALL CELL WIRELESS ORDINANCE AMENDMENT

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the proposed creation of Code of Ordinance Chapter 34 Small Cell Wireless Communications Facilities, and further, that the first reading of Ordinance #1494 regarding the aforementioned chapter of the Code of Ordinances be held on August 17, 2020.

Motion unanimously carried.

2020-231 CODE OF ORDINANCE AMENDMENT TO CHAPTER 4: BIRD FEEDERS

By Councilperson Sabuda, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the proposed amendments to Chapter 4 Downriver Central Animal Control Ordinance regarding bird feeders, and be it further resolved that the first reading of Ordinance #1495 will be held August 31, 2020.

Motion unanimously carried.

2020-232 BILLS & ACCOUNTS

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED that the total bills and accounts of \$2,907,615.21 as presented by the Mayor Pro Tempore and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES


Municipal Services Commission	07/08/2020 & 08/05/2020
Retirement Commission	07/17/2020
Fire Commission	06/23/2020
Police Commission	07/28/2020
Recreation Commission	07/15/2020
Board of Review	03/18/2020 & 07/21/2020

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS**ADJOURNMENT****2020-233 ADJOURNMENT**

By Councilperson Sabuda, supported by Councilperson Alderman

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:10 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk