

**CITY OF WYANDOTTE**  
**REGULAR CITY COUNCIL MEETING**

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, October 21, 2019, 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.

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

ABSENT:

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

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**PRESENTATIONS**

**PRESENTATION OF PETITIONS**

**PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

**CALL TO THE PUBLIC**

**CONSENT AGENDA**

**2019-402 CONSENT AGENDA APPROVALS**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the following items on the consent agenda be approved:

1. Approval of Council Meeting Minutes – October 7, 2019
2. The Harbor Church Roadside Giving Application
3. Holiday Performance Contract – Carey Ann's Clown Caravan

Motion unanimously carried.

**2019-403 MINUTES**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the minutes of the meeting held under the date of October 7, 2019, be approved as recorded, without objection.

Motion unanimously carried.

**2019-404 THE HARBOR CHURCH CHARITABLE CONTRIBUTION CAMPAIGN**

By Councilperson Calvin, supported by Councilperson Alderman

WHEREAS Jamie Rissane has requested on behalf of The Harbor Church for permission to hold a roadside giving campaign on November 8-10, 2019, to raise funds for their youth program activities.

WHEREAS, the fundraising event will consist of soliciting donations from motorists stopped at traffic signals at the intersections of Fort & Ford Ave., Oak St. & Biddle, and Eureka & Biddle entrances by persons wearing vests that clearly identify the organization.

BE IT RESOLVED that Council permits The Harbor Church to solicit donations, provided the organization complies with all regulations set forth in PA 112 of 2017, including the submission of a Liability Insurance Certificate in the amount of \$500,000, and signs a Hold Harmless Agreement as prepared by the Department of Legal Affairs.

Motion unanimously carried.

**2019-405 CAREY ANN'S CLOWN CARAVAN 2019/2020 CONTRACT**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the Special Event Coordinator to approve the contract for Carey Ann's Clown Caravan for the 2019 Christmas Tree Lighting event on November 15th, 2019 from 5:30-7:30pm and the Bishop Park Fishing Derby on Saturday, June 6, 2020, from 11a-1p, with services to be provided for free in exchange for two 10x10 side-by-side booths in the Kids Area on Elm & Biddle at the 2020 Wyandotte Street Art Fair, AND

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

Motion unanimously carried.

**NEW BUSINESS****2019-406 DEDICATION OF POLICE/COURT BUILDING TO MAYOR PETERSON**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that based on Joseph R. Peterson's many years of dedicated public service to the City of Wyandotte, Council hereby concurs with the recommendation of the Police and Fire Commission to name the Police Department and 27<sup>th</sup> District Court at 2015 Biddle Avenue as the Joseph R. Peterson Justice Building in his honor; AND

BE IT FURTHER RESOLVED that the Special Projects Coordinator will coordinate sign installation and a date and time for the naming ceremony.

Motion carried.

YEAS: Councilpersons Alderman, Calvin, Maiani, Schultz

NAYS: Councilperson Sabuda

ABSTAIN: Councilperson DeSana

**2019-407 PURCHASE OF A NEW CANINE OFFICER**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that council concurs with the Deputy Chief of Police to purchase a new K-9 from K-9 Academy Training Facility which is a sole source for this unique service.

BE IT FURTHER RESOLVED that this expenditure in the amount of \$10,000 will be paid from our canine operations line-item #101-301-850-550 coupled with the private donation of \$2,100.

Motion unanimously carried.

**2019-408 INTER-LOCAL AGREEMENT WITH AGENCIES IN THE SINC**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the Council concurs with approval of the inter-local agreement with SINC; AND

BE IT FURTHER RESOLVED authorizes the Mayor and City Clerk to sign this agreement on behalf of the City of Wyandotte.

Motion unanimously carried.

**2019-409 TRAFFIC CONGESTION IN THE WILSON & JEFFERSON SCHOOL AREA**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the Council concurs with the recommendation of the Traffic Control Order for the placement of "No Parking 2pm to 4pm-School Days" signs on 16<sup>th</sup> St., 100 feet from Antoine, and 16<sup>th</sup> St., 100 ft. from Clark; AND

BE IT FURTHER RESOLVED that the police department will continue to monitor this area for traffic congestion and issue violations when necessary.

Motion unanimously carried.

**2019-410 HALLOWEEN BLOCK PARTY RESPONSE**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the Council has received all responses from appropriate internal departments regarding the request of Ms. Katie Teets to hold a block party on Thursday, October 31, 2019 (Halloween Night).

BE IT FURTHER RESOLVED that the Council denies the request of Ms. Teets to hold a block party on Thursday, October 31, 2019 from 4pm to 11pm on 15<sup>th</sup> Street between Walnut and Vinewood.

Motion carried.

YEAS: Councilpersons Calvin, DeSana, Maiani, Schultz

NAYS: Councilpersons Alderman, Sabuda

**2019-411 BISHOP PARK HANDICAP KAYAK LAUNCH REPAIR**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that Council hereby CONCURS in the recommendation of the Superintendent of Recreation and the Recreation Commission to hire Water's Edge Dock and Hoist to perform the necessary repairs on the handicap kayak launch (Bid File #4770) in the amount of \$10, 825.00 from account #492-200-850-524.

Motion unanimously carried.

**2019-412 BROWNFIELD PLAN NO. 22 – DEVELOPER REIMBURSEMENT AGMT.**

By Councilperson Calvin, supported by Councilperson Alderman

WHEREAS, the Wyandotte City Council is authorized by the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the "Act"), to create a Brownfield Redevelopment Authority; and

WHEREAS, following a public hearing in accordance with Public Act 381, on Monday, September 23<sup>rd</sup>, 2019, the Wyandotte City Council hereby approved the Brownfield Plan for Site No. 22 for implementation by the Wyandotte Brownfield Redevelopment Authority (WBRA).

WHEREAS, on October 15<sup>th</sup>, 2019, the WBRA approved the Brownfield Plan No. 22 - Developer Reimbursement Agreement, subject to passage of a resolution by the Wyandotte City Council.

WHEREAS, the Wyandotte City Council has found that this Brownfield Plan No. 22 – Developer Reimbursement Agreement is satisfactory and meets all requirements set forth by the City of Wyandotte and the State of Michigan.

BE IT RESOLVED THAT given the above finding, the Wyandotte City Council hereby approve the Brownfield Plan No. 22 – Developer Reimbursement Agreement for implementation by the WBRA.

BE IT FURTHER RESOLVED THAT the Wyandotte City Council hereby approves and authorizes the Mayor and City Clerk to sign the Developer Reimbursement Agreement on behalf of the City of Wyandotte.

Motion unanimously carried.

**2019-413 PURCHASE AGREEMENT FOR SALE OF FORMER 603 LINCOLN**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the communication from the City Engineer regarding the City owned property located at former 603 Lincoln 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 603 Lincoln to Johnny and Theresa Cowden in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Johnny and Theresa Cowden 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 and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 603 Lincoln, between Johnny and Theresa Cowden and the City of Wyandotte for \$10,000 as presented to Council.

Motion unanimously carried.

**2019-414 SALE OF FORMER 1068-1096 BIDDLE AVENUE**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the communication from the City Engineer regarding the City owned property located at former 1068-1096 Biddle is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to approve the Release of Purchase Agreement to sell the property known as former 1068-1096 Biddle to Goodell Properties, LLC; and authorizes the Mayor and City Clerk to execute same.

Motion unanimously carried.

**2019-415 SALE OF FORMER 124-146 DAVIS**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the communication from the City Engineer regarding the City owned property located at former 124-146 Davis is hereby received and placed on file; AND

BE IT RESOLVED that the Council concurs with the recommendation to sell the property known as former 124-146 Davis to Goodell Properties, LLC for the construction of a one (1) story residential building, with four (4) units consisting of approximately 1,730 square feet in each unit, brick exterior and attached garage for each unit in the amount of \$55,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Goodell Properties, LLC, does 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 Forty-Four Thousand (\$44,000.00) Dollars. A condition will be placed on the Deed that will include this contingency;

AND IT BE FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 124-146 Davis, between Goodell Properties, LLC and the City of Wyandotte for \$55,000 as presented to Council; AND

BE IT RESOLVED that the rezoning application be forwarded to the Planning Commission for the required public hearing.

Motion unanimously carried.

**2019-416 CITY PURCHASE OF 2557 BIDDLE AVENUE**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the property at 2557 Biddle in the amount of \$110,000.00 to be appropriated from TIFA Area Funds Account No. 492-200-850-519; AND

BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary closing documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement.

BE IT FURTHER RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

Motion unanimously carried.

**2019-417 CITY PURCHASE OF 2533 BIDDLE AVENUE**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the property at 2533 Biddle in the amount of \$185,000.00 to be appropriated from TIFA Area Funds account no. 492-200-850-519; AND

BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary closing documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement.

BE IT FURTHER RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

Motion unanimously carried.

**2019-418 FIRST & FINAL READING #1482: ENFORCEMENT OF LIEN**

By Councilperson Calvin, supported by Councilperson Alderman

**AN ORDINANCE ENTITLED**

**AN ORDINANCE TO AMEND SEC. 38.1-16.**

**“ENFORCEMENT OF LIENS ON REAL PROPERTY AS SECURITY FOR THE COLLECTION OF UNPAID WATER RATES AND SEWER SYSTEM RATES” OF THE CODE OF ORDINANCES OF THE CITY OF WYANDOTTE.**

The City of Wyandotte Ordains:

Section 1. **Sec. 38.1-16. “Enforcement of Liens on real property as security for the collection of unpaid water rates and sewer system rates” is hereby amended as follows:**

Sec. 38.1-16. **Enforcement of liens on real property as security for the collection of unpaid water rates and sewer system rates.**

- (a) The City shall have as security for the collection of water rates and sewer system rates for the use or consumption of water or sewer services supplied to any house or building or any premises, lot or lots, or parcel or parcels of land, a lien upon such house or other building and upon the premises or lot, or lots, or parcel or parcels upon which such house or other building shall be situated or to which such water or sewer system service was supplied. Such lien shall become effective immediately upon the distribution of the water or sewer service to the premises or property supplied as aforesaid but shall not be enforceable for more than five (5) years thereafter.
- (b) The lien set forth in subsection (a) may be enforced by at least one (1) of the following ways:
  - (1) Unpaid water rates and sewer system rates may be reported to the city assessor to be spread by him on the next general city tax rolls, as a special tax or assessment upon the lot or premises on which said unpaid water rates and sewer system rates have become a lien. The unpaid water rates and sewer system rates shall be collected in the same manner as other city taxes. No attempt to collect any water rates and sewer system rates by this process shall invalidate the lien upon the lot or premises.
  - (2) A lien for unpaid water rates and sewer system rates may be filed by the department of municipal service, to be recorded in Wayne County Register of Deeds Office, setting forth the amount of the unpaid water rate and sewer system rates for the particular parcel of real property and the filing of said lien shall be deemed notice of the lien for the unpaid water rates and sewer system rates.
  - (3) The lien set forth in subsection (a) may be enforced in any manner prescribed by the general laws of the state providing for the enforcement of tax liens.

Section 2. **Severability.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. **Effective Date.**

This order shall take immediate effect. This ordinance is deemed necessary for the immediate preservation of the public peace, property, health, safety and for providing for the usual daily operation of the Municipal Service in enforcing the collection of delinquent water rates and sewer system rates. This ordinance or a summary of this ordinance shall be published in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption. The summary shall designate the location in the City where a true copy of the ordinance can be inspected or obtained.

Motion unanimously carried.

**2019-419 REZONING APPLICATION – 141 GOODELL**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the application for rezoning of the property at 141 Goodell is hereby referred to the Planning Commission for the required public hearing.

Motion unanimously carried.

**2019-420 REZONING APPLICATION – 735 FOREST**

By Councilperson Calvin, supported by Councilperson Alderman

BE IT RESOLVED that the application for rezoning of the property at 735 Forest is hereby held in abeyance until November 18, 2019, to be accompanied by a report back from the City Engineer and City Assessor regarding tax and code compliance issues.

Motion unanimously carried.

**2019-421 CLOSED SESSION REQUEST**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the City Administrator has expressed a desire to meet in closed session to discuss the acquisition of real property. This is in accordance with Section 15.268d of PA 267 of 1976.

THEREFORE, BE IT RESOLVED that this Body will meet in closed session immediately following the regularly scheduled Council meeting for the above-stated purpose only.

Motion unanimously carried.

**2019-422 BILLS & ACCOUNTS**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED that the total bills and accounts of \$3,206,675.84 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

**REPORTS & MINUTES**

BRDA/TIFA

Beautification Commission

Fire Commission

Museums Monthly Revenue Report

Police Commission

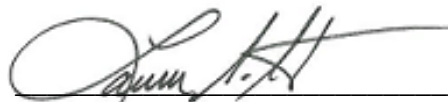
Cultural & Historical Commission

**REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS****ADJOURNMENT****2019-423 ADJOURNMENT**

By Councilperson Calvin, supported by Councilperson Alderman

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:22 p.m.

Motion unanimously carried.




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Lawrence S. Stec, City Clerk