



# **AGENDA**

## **REGULAR SESSION**

MONDAY, MARCH 25, 2019 7: 00 PM

PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON

CHAIRPERSON OF THE EVENING: THE HONORABLE LEONARD SABUDA

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Peterson, Alderman, Calvin, DeSana, Maiani, Sabuda, Schultz

### **PRESENTATIONS**

- Welcome Home Vietnam Veterans Day, March 29 – Mayor Joseph R. Peterson
- Recognition of Judge Elizabeth L. DiSanto as First Female Judge – Mayor Joseph R. Peterson

### **PRESENTATION OF PETITIONS**

### **PUBLIC HEARINGS**

### **UNFINISHED BUSINESS**

### **CALL TO THE PUBLIC**

**At this time, any persons having matters of immediate importance which they were unable to place in writing prior to the agenda deadline may approach the podium to address Mayor and Council.**

### **CONSENT AGENDA**

**All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council member so requests, in which event the items will be removed from the Consent Agenda and added to the regular agenda in New Business.**

1. Approval of Council Meeting Minutes – March 11, 2019
2. Knights of Columbus #1802 Tootsie Roll Drive
3. Contract Extension for Asphalt Resurfacing Program (#4707) – Al's Asphalt Paving Co.
4. Composting Agreement – Regulated Resource Recovery, Inc.

### **NEW BUSINESS**

5. WPD Purchase of Police Patrol Vehicle
6. Distributor and Device Fees – Reply to Resolution #2019-42
7. Appointment of City Engineer – G. Mayhew
8. Engineering Department Reorganization
9. Demolition of 1234 Walnut Street Garage
10. Schedule Show Cause Hearing – Dangerous Structure at 1515 Sycamore St.
11. Schedule Show Cause Hearing – Dangerous Structure at 3227 4<sup>th</sup> St.
12. Bid File #4755: Award to GV Cement
13. RFP – Sale of City Owned Property between McKinley to the Railroad and Clark to Hudson
14. Final Reading #1473: Various Amendments to Chapter 31 – Rental Dwellings & Rental Units

### **BILLS & ACCOUNTS**

### **REPORTS & MINUTES**

Beautification Commission

BRDA/TIFA

Building Code Board of Appeals

February 13 & March 13, 2019

December 18, 2018 & March 19, 2019

March 4, 2019

Cultural & Historical Commission  
Daily Cash Receipts  
Downtown Development Authority  
Retirement Commission  
Zoning Board of Appeals& Adjustment

February 14, 2019  
March 1 & 18, 2019  
February 12, 2019  
February 15, 2019  
March 6, 2019

**REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS**

**NEXT MEETING OF THE CITY COUNCIL:** April 8, 2019

**ADJOURNMENT**

# **PRESENTATIONS**

**Presentation by Mayor Joseph R. Peterson proclaiming  
March 29 as “Welcome Home Vietnam Veterans Day”**

**Presentation by Mayor Joseph R. Peterson to Judge  
Elizabeth L. DiSanto – First Female Judge**

**RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

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

1. Approval of Council Meeting Minutes – March 11, 2019
2. Knights of Columbus #1802 Tootsie Roll Drive
3. Contract Extension for Asphalt Resurfacing Program (#4707) – Al's Asphalt Paving Co.
4. Composting Agreement – Regulated Resource Recovery, Inc.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, March 11, 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.

---

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

Absent: Theodore Galeski, City Assessor

Also Present: Todd Browning, City Treasurer; William Look, City Attorney; Mark Kowalewski, City Engineer; and Beth Lekity, Deputy City Clerk

---

**PRESENTATION**

**PRESENTATION OF PETITIONS**

**PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

**CALL TO THE PUBLIC**

**CONSENT AGENDA**

**2019-85 CONSENT AGENDA APPROVALS**

By Councilperson Maiani, supported by Councilperson DeSana

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

1. Approval of Council Meeting Minutes – February 25, 2019
2. Extension of Amusement Distributor and Device Fees Report
3. Shred Day 2019 Property Use Request
4. WMS Bid #4752: Bid Acceptance – DeMaria

Motion unanimously carried.

**2019-86 MINUTES**

By Councilperson Maiani, supported by Councilperson DeSana

RESOLVED that the minutes of the meeting held under the date of February 25, 2019, be approved as recorded, without objection.

Motion unanimously carried.

**2019-87 EXTENSION OF AMUSEMENT DISTRIBUTOR AND DEVICE FEES**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council hereby approves the request of Mayor Peterson to extend the deadline on the issue of rate reduction for amusement devices until the March 25, 2019 Council Meeting.

Motion unanimously carried.

**2019-88 SHRED DAY 2019 PROPERTY USE REQUEST**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council Concurs with the Wyandotte Municipal Services Commission in utilizing Energy Optimization (EO) Administration funding to host a city-wide shred day to promote and educate environmentally responsible recycling of paper through safe and secure shredding, and that the Wyandotte City Council authorizes sponsoring Shred Day on Saturday, May 18<sup>th</sup>, 2019 between 9 AM and 12 PM in the City Hall Parking Lot.

Motion unanimously carried.

**2019-89 WMS BID #4752: BID ACCEPTANCE - DEMARIA**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that City Council concurs with the Municipal Services Commission authorizing the General Manager to execute a contract with DeMaria, the lowest qualified bidder under sealed Bid #4752 for General Contractor Services for the Aux Boiler building construction and installation at the Wyandotte Power Plant in the amount of \$2,199,200.00, as recommended by WMS management.

Motion unanimously carried.

**NEW BUSINESS****2019-90 DESIGNATION OF MEMORIAL PARK – HONORING SAM PALAMARA**

By Councilperson Maiani, supported by Councilperson DeSana

RESOLVED that based on Sam Palamara's many years of dedicated public service to the City of Wyandotte, Council hereby concurs in the recommendation of Mayor Peterson and the Recreation Commission to rename Memorial Park as Memorial Park – Sam A. Palamara Recreation Complex; AND

BE IT FURTHER RESOLVED that the Recreation, Leisure and Culture Department will coordinate sign installation and a date and time for the naming ceremony in honor of Sam A. Palamara.

Motion unanimously carried.

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

NAYS: None

**2019-91 HIRING OF PART-TIME MAGISTRATE - MASTROGIACOMO**

By Councilperson Maiani, supported by Councilperson DeSana

RESOLVED that Council acknowledges receipt of the communication from the City Administrator regarding the Part-Time Magistrate position at the 27<sup>th</sup> District Court; AND

CONCURS with the recommendation of the 27<sup>th</sup> District Court Judge and hereby declares authorizes the filling of such vacancy, AND

FURTHER, RESOLVED BY THE CITY COUNCIL that the Council approves the hiring of Patrick Mastrogiacomo at a rate of \$45.00 per hour.

Motion unanimously carried.

**2019-92 FY2018 WMS AUDITED FINANCIAL STATEMENTS**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED by the City Council to receive and place on file the audited Financial Statements for the Department of Municipal Services for the fiscal year ending September 30, 2018.

Motion unanimously carried.

**2019-93 GOLF CART LEASE EXTENSION – PIFER INC.**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council hereby authorizes the Mayor and City Clerk to sign the four-year contract extension with Pifer Inc. through the year 2022 in the amount of \$24,699.96 per year as submitted by the Superintendent of Recreation.

Motion unanimously carried.

**2019-94 BISHOP PARK CONCESSION STAND LEASE EXTENSION 2019**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council hereby concurs in the recommendation of the Superintendent of Recreation and the Recreation Commission to award a one-year extension to operate the Bishop Park Concession Stand for 2019 to Saif Alghathie, in the amount of \$2,000, provided the proper insurance is placed on file in the City Clerk's Office and all stipulations are adhered to as outlined in said lease; AND BE IT FURTHER RESOLVED that the Council authorizes the Mayor and City Clerk to sign said lease agreement on behalf of the City of Wyandotte.

Motion unanimously carried.

**2019-95 HIRING OF CODE COMPLIANCE OFFICIALS – CARLEY & STEPHENS**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council acknowledges receipt of the communication from the City Engineer regarding the hiring of Code Compliance Officials to perform Building Inspections and Plumbing/Mechanical/Fire Inspections for the Code Compliance Program for the City of Wyandotte; AND

FURTHER, BE IT RESOLVED that the Council approves the hiring of Gene Stephens and Jeff Carley, AND

BE IT RESOLVED that the Mayor and Clerk are authorized to execute the Memorandum of Agreement between the City of Wyandotte and Mr. Stephens and Mr. Carley.

Motion unanimously carried.

**2019-96 AMENDMENT TO PURCHASE AGREEMENT – 644 ORANGE**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council concurs with the recommendation from the City Engineer regarding the Amendment to Purchase Agreement for the sale of former 644 Orange; AND

BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the Amendment to Purchase Agreement for the sale of former 644 Orange as submitted to City Council.

Motion unanimously carried.

**2019-97 BID #4757: BID ACCEPTANCE – MICHIGAN JOINT SEALING**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that Council agrees with the recommendation of the City Engineer and approves the award of the 2019 Bituminous Street Joint & Crack Seal Program to Michigan Joint Sealing in the amount of \$840,367.00. The project shall be funded from accounts 202-440-825-460 (\$153,990.00), 203-440-825-460 (\$303,402.00), and 492-200-825-460 (\$382,975.00).

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute this contract.

Motion unanimously carried.

**2019-98 FIRST READING #1473: VARIOUS AMENDMENTS TO CH. 31 - RENTALS**

By Councilperson Maiani, supported by Councilperson DeSana

RESOLVED that the communication from the City Engineer regarding changes to Chapter 31.1 Rental Dwelling and Rental Units of the City of Wyandotte's Code of Ordinance is received and placed on file; AND

BE IT FURTHER RESOLVED that the first reading of the proposed Ordinance will be held at the March 11, 2019 meeting of the City Council.

Motion unanimously carried.

**2019-99 AVAILABLE CITY LOTS – SERVICE CONTRACT WITH REMAX**

By Councilperson Maiani, supported by Councilperson DeSana

BE IT RESOLVED that the communication from the City Engineer regarding the Service Contract to list the vacant buildable lots for the construction of new single-family homes and RFP for commercial/industrial properties on the Multiple Listing Service (MLS) is hereby received; AND

BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the Service Contract between the City and Re/max on the Boulevard of Wyandotte to list the vacant buildable lots for the construction of new single-family homes and RFP for commercial/industrial properties on the Multiple Listing Service (MLS).

Motion unanimously carried.

### **BILLS & ACCOUNTS**

#### **2019-100 BILLS & ACCOUNTS**

By Councilperson Maiani, supported by Councilperson DeSana

RESOLVED that the total bills and accounts of \$2,092,908.50 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

### **REPORTS & MINUTES**

Fire Commission

February 12, 2019

Municipal Service Commission

March 6, 2019

Police Commission

February 12 & February 26, 2019

### **REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS**

None

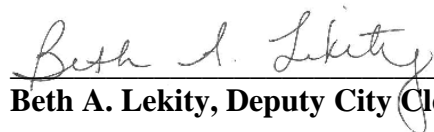
### **ADJOURNMENT**

#### **2019-101 ADJOURNMENT**

By Councilperson Maiani, supported by Councilperson DeSana

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:20 p.m.

Motion unanimously carried.

  
Beth A. Lekity, Deputy City Clerk

**RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

RESOLVED that the minutes of the meeting held under the date of March 11, 2019, be approved as recorded, without objection.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**COUNCIL****Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz****NAYS**\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## CITY OF WYANDOTTE

Office of the City Clerk  
3200 Biddle Ave.  
Wyandotte, MI 48192  
(734) 324-4560

## CHARITABLE CONTRIBUTION CAMPAIGN APPLICATION

Name of Organization:	Wyandotte Knight of Columbus 1802			Date:	3-18-19
Organization Physical Address:	3530 Biddle	Wyandotte	MI	48192	
	No. & Street	City	State	Zip	
Organization Mailing Address:					
(If different from Business Address)	No. & Street	City	State	Zip	
Organization Phone #:	734-285-1530				
Organization Contact Name:	DAVE DAWOOD			Phone #:	313-806-4000
Brief Description of Organization:					

Are you soliciting on behalf of another organization? YES ☐ NO ☒ If so, what organization will receive the proceeds of your campaign?

Requested Date(s): April 12-13-14th 2019  
Requested Location(s): Eureka and Fort St / Ford Ave & Fort St.

Are you a non-profit organization recognized by the Internal Revenue Code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Are all individual solicitors at least 18 years old?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Will all individual solicitors be equipped with high-visibility safety apparel?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Are any of your desired locations in a current work zone?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Do all of your desired locations have traffic control devices?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Are you able to sign a hold harmless agreement on behalf of your organization if your request is approved by the Wyandotte City Council?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

I, Dave Dawood, hereby attest that I have received the City of Wyandotte's Regulations for Solicitation of Contributions on Roadways Policy and that I, and the organization I represent, will abide by the policy set forth by the City of Wyandotte, in accordance with the State of Michigan's Public Act 112 of 2017. I further attest that all of the information above is true to the best of my knowledge.

Signature of Applicant:

Date: 3-18-19

Do not write below this line

## FOR CLERK'S OFFICE USE ONLY

501(c)(3) _____ 501(c)(4) _____ Veteran Group _____	APPROVED	DENIED
Cert. of Liability Insurance (\$500,000) Received: Y N		
Hold Harmless Agreement Received: Y N	Reason for denial:	
Date Approved by Council:		
Council Resolution #:	Date(s) Approved:	
Date of Issuance:		





March 11, 2019

Mayor Joseph Peterson and Council  
City of Wyandotte  
3131 Biddle Avenue  
Wyandotte, Michigan 48192

RECEIVED  
MAR 13 2019  
CITY CLERK  
CITY OF WYANDOTTE

Dear Mayor Peterson and Council Persons,

It has been the tradition of the Wyandotte Knights of Columbus Council 1802 and the entire Knights of Columbus Councils in the state of Michigan to participate in the annual "Mentally Impaired Drive", also known as the "Tootsie Roll Drive". All proceeds from this event are used to assist the mentally impaired and related organizations in our area.

The Wyandotte Knights of Columbus implores your approval to solicit donations for this drive in the traditional manner, on the streets of Wyandotte. The event dates are April 12<sup>th</sup> thru April 14<sup>th</sup>, 2019. Solicitation will be primarily of those motorists stopped at traffic signals at Eureka and Fort, Eureka turnaround and Fort and Northline intersections. All persons soliciting will be clearly identified and will be members of the Knights of Columbus.

I have read the State regulations for solicitation on roadways and will request that all participants adhere to the rules. The regulations are also posted along with our volunteer signup form.

The brothers of the Wyandotte Knights of Columbus 1802 look forward to this very successful event and greatly appreciate your support.

Thank you for your consideration.

Sincerely,

Joe Knapp  
Drive Chairman  
Knights of Columbus Council 1802

3530 Biddle Av  
Wyandotte MI 48192  
734-285-1530



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/19/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Daly Merritt Insurance 3099 Biddle Avenue  Wyandotte MI 48192		<b>CONTACT</b> NAME: Cheryl Engel-EXEC PHONE (A/C, No, Ext): (734) 283-1400 FAX (A/C, No): (734) 283-1197 E-MAIL ADDRESS:  <b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Michigan Millers INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		<b>NAIC #</b> 14508
<b>INSURED</b> Wyandotte K C Operating Company LLC 3530 Biddle Ave  Wyandotte MI 48192				

**COVERAGES**

CERTIFICATE NUMBER: CL1931916531

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			C0519223	02/15/2019	02/15/2020	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMPROP AGG \$ 2,000,000
							Liquor Liability \$ 1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			L0301712	02/15/2019	02/15/2020	EACH OCCURRENCE \$ 1,000,000
			AGGREGATE \$ 1,000,000				
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A	W0514350	02/15/2019	02/15/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
			E.L. EACH ACCIDENT \$ 500,000				
			E.L. DISEASE - EA EMPLOYEE \$ 500,000				
			E.L. DISEASE - POLICY LIMIT \$ 500,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: MR Drive held April 12th, 13th, &amp; 14th, 2019 at Eureka &amp; Fort St. and Northline &amp; Fort St.

The Certificate holder is added as an Additional Insured as the respects surrounding the interest of the Insured's event.

**CERTIFICATE HOLDER****CANCELLATION**

City of Wyandotte 3200 Biddle Ste#200  Wyandotte MI 48192	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  

© 1988-2015 ACORD CORPORATION. All rights reserved.



## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

WHEREAS, the Wyandotte Knights of Columbus Council #1802 is requesting permission to solicit donations in the annual "Mentally Impaired Drive", also known as the "Tootsie Roll Drive", on March April 12-14, 2019.

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

BE IT RESOLVED that Council permits the Knights of Columbus Council #1802 to solicit donations as part of the "Tootsie Roll Drive", 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

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF WYANDOTTE  
REQUEST FOR COUNCIL ACTION

MEETING DATE: March 25, 2019

AGENDA ITEM # 3

**ITEM:** Department of Engineering – Contract Extension for Asphalt Resurfacing Program

**PRESENTER:** Mark Kowalewski, City Engineer



**INDIVIDUALS IN ATTENDANCE:** Mark Kowalewski, City Engineer

**BACKGROUND:** The Department of Engineering has met with Al's Asphalt Paving Co. of Taylor, Michigan regarding extension of their contract for the Asphalt Resurfacing Program. Mr. Ed Swanson, vice president, has indicated Al's Asphalt can again perform the asphalt resurfacing at the unit rates set forth in the contract with the City for file #4707.

The conditions of the contract extension would be as set forth in the attached Amendment to Contract.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of City infrastructure.

**ACTION REQUESTED:** Approve award of contract extension to Al's Asphalt and provide budget amendment of \$306,326 from fund balance of Local Street Fund to account 203-440-825-460 expenditure local streets.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** following accounts totaling \$1,273,900:

The asphalt resurfacing projects would be funded through the

Major Street Fund	202-440-825-460	\$235,083
Local Street Fund	203-440-825-460	\$526,315
TIFA Street Fund	492-200-825-460	\$512,502

In order to take advantage of the advantageous pricing being offered by the contractor, a budget amendment will be necessary from the Local Street Fund of \$306,326. The beginning Fund Balance of the Local Street Fund is approximately \$349,000 and the current year budget has a projected excess of revenues of \$169,500. The projected Fund Balance after the proposed budget amendment would be approximately \$211,000.

**IMPLEMENTATION PLAN:** If approved by Council, authorize Mayor and Clerk to sign contract.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:**



**LEGAL COUNSEL'S RECOMMENDATION:** Reviewed Amended Contract [W. Look](#)

**MAYOR'S RECOMMENDATION:**



**LIST OF ATTACHMENTS:** Amendment to Contract, Proposed Resolution, Local Street Fund

**MODEL RESOLUTION:**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

RESOLVED by the City Council that Council agrees with the recommendation of the City Engineer and APPROVES the contract extension for Al's Asphalt of Taylor, Michigan, in the amount of \$1,273,900 paid from the following accounts: \$235,083 from account #202-440-825-460, \$526,315 from account #203-440-825-460, and \$512,502 from account #492-200-825-460.

FUTHER RESOLVED the Finance Director shall process a budget amendment to secure \$306,326 from the existing fund balance of account 203-440-825-460.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AMENDMENT TO CONTRACT**  
**2017 Asphalt Resurfacing Program**  
**File #4707**

ARTICLES OF AGREEMENT AMENDING the Contract made and entered into on **April 24, 2017** by and between the **CITY OF WYANDOTTE**, party of the first part, and **Al's Asphalt Paving Co. of 25500 Brest Road, Taylor, Michigan 48180**, County of Wayne, State of Michigan, party of the second part, to-wit:

1. To this contract shall be added the resurfacing of the following streets:
  - Superior Boulevard (2<sup>nd</sup> – Biddle)
  - Maple (3<sup>rd</sup> – Biddle)
  - Lincoln (Antoine – Goddard)
  - Davis (Fort Street – 22<sup>nd</sup>)
  - 13<sup>th</sup> Street (Ford Avenue – Baumeys)
2. The unit prices and contract conditions will remain the same as in the original contract.
3. This contract shall be increased by the estimated amount of \$1,273,900.
4. Insurance policies and certificates will be submitted by the party of the second to cover the extended period of time.
5. Except as otherwise stated above, all of the terms of the original contract remain in full force and effect.

IN WITNESS THEREOF, said parties have hereunto set their hands and seals, in duplicate, the day and year first above written.

PARTY OF THE FIRST PART

CITY OF WYADOTTE

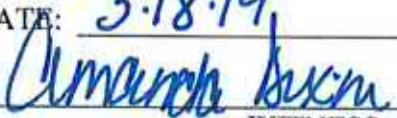
\_\_\_\_\_  
Joseph R. Peterson, Mayor


\_\_\_\_\_  
Lawrence S. Stec, City Clerk

PARTY OF THE SECOND PART

Al's Asphalt Paving Co.

DATE: 3.18.19

  
WITNESS

  
EDWARD SWANSON

Local Street Fund  
203-440-825-460

**Expenditures:**

13th Street	\$	418,505
Davis	\$	107,810
Joint Sealing	\$	303,402
<b>Total</b>	<b>\$</b>	<b>829,717</b>

**Revenue:**

2019 Available Budget	\$	377,251
MDOT Additional Revenue	\$	146,140
<b>Total</b>	<b>\$</b>	<b>523,391</b>

Budget Amendment Needed \$ (306,326)

Current Fund Balance \$ 349,626

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that Council agrees with the recommendation of the City Engineer and approves the contract extension for bid file #4707 with Al's Asphalt of Taylor, Michigan, in the amount of \$1,273,900 paid from the following accounts: \$235,083 from account #202-440-825-460, \$526,315 from account #203-440-825-460, and \$512,502 from account #492-200-825-460.

BE IT FURTHER RESOLVED the Finance Director shall process a budget amendment to secure \$306,326 from the existing fund balance of account 203-440-825-460.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM #** 4

**ITEM:** Composting Agreement

**PRESENTER:** Mark A. Kowalewski, City Engineer



**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski, City Engineer

**BACKGROUND:** Attached for your consideration is a Composting Agreement between the City of Wyandotte and Regulated Resource Recovery, Inc. (RRR) to provide processing of compost materials (leaves, grass, clipping, brush and organic yard waste) from the City's Recycling Center to RRR's facility. The City has had this contract for the last three (3) years with no increase.

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to creating fiscal stability, streamlining government operations, make government more accountable and transparent to its citizens and making openness, ethics and customer service the cornerstone of our City government.

**ACTION REQUESTED:** Approve Composting Agreement and authorize the Mayor and Clerk to execute.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** 290-448-825-491

**IMPLEMENTATION PLAN:** Execute Composting Agreement and start delivery of materials.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Approved as to form. [W. Look](#)

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Composting Agreement



**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date:

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED by the Mayor and City Council that Council approves the Composting Agreement with Regulated Resource Recovery, Inc.as presented to Council on March 25, 2019; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute said Composting Agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

YEAS

COUNCIL

NAYS

Alderman  
Calvin  
DeSana  
Maiani  
Sabuda  
Schultz



## **COMPOSTING AGREEMENT**

This Composting Agreement ("Agreement") is made and entered into this 7th day of April 2019, by and between Regulated Resource Recovery, Inc. ("RRR") and City of Wyandotte.

### **1. Scope**

RRR shall provide processing for compost materials delivered to RRR's 200 Matlin Road Carleton, MI facility by City of Wyandotte. Compost materials shall mean leaves, grass clippings, brush and organic yard waste. RRR shall be considered the owner of any compost materials after the compost materials have been delivered and accepted by RRR.

### **2. Right of Rejection**

RRR retains the right to reject any loads of compost materials that are delivered to RRR's 200 Matlin Road facility by City of Wyandotte which are contained in plastic bags. Additionally, RRR retains the right to reject any loads of compost materials that are comingled with non-compost materials.

### **3. Terms**

This Composting Agreement shall remain in effect for one year with an expiration date of April 7th, 2020.

### **4. Rate**

A rate of \$8.75/cu. yd. shall be paid by City of Wyandotte to RRR for each cu. yd. of compost materials delivered to and accepted by RRR at RRR's 200 Matlin Road Facility. A 20 cu. yd. minimum per load applies. RRR will provide City of Wyandotte with an invoice for compost processing monthly with payment terms of Net 30.

### **5. Hours of Operation**

The compost processing facility shall operate from 7:00 a.m. to 5:00 p.m. Monday through Friday.

### **6. Cancellation**

RRR or City of Wyandotte may cancel this agreement at any time.

REGULATED RESOURCE RECOVERY, INC.  
200 Matlin Road  
Carleton, MI 48117

  
\_\_\_\_\_  
ANTHONY ABELA

DATE: 2/28/19

City of Wyandotte  
4201 13<sup>th</sup> St.  
Wyandotte, MI 48192

\_\_\_\_\_  
Print: \_\_\_\_\_

DATE: \_\_\_\_\_

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that Council approves the Composting Agreement with Regulated Resource Recovery, Inc.as presented to Council on March 25, 2019; AND

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute said Composting Agreement.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM #** 5

**ITEM:** Appointment of City Engineer – Gregory J. Mayhew

**PRESENTER:** Mayor Joseph R. Peterson 

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** Per Section 20 of the Charter of the City of Wyandotte, the department of engineering and building shall be in charge of the city engineer who shall be a graduate civil engineer licensed to practice engineering by the State of Michigan. The City Engineer shall be appointed to hold office for a two-year term commencing the third Monday in April every second year. The city engineer shall receive such compensation as the council shall determine.

On February 25, 2019, the current City Engineer informed me of his intent to retire from the City effective April 12, 2019. Consequently, a new City Engineer must be appointed.

This correspondence serves to appoint Gregory J. Mayhew as the new City Engineer. Mr. Mayhew has extensive experience with over 25 years of service as our Assistant City Engineer previously as well as currently serving as the City Engineer in the City of Taylor. Attached is an Employment Agreement that outlines the terms of this appointment.

**STRATEGIC PLAN/GOALS:** To provide the finest services and quality of life.

**ACTION REQUESTED:** Concur with Mayor's recommendation to appointment Gregory J. Mayhew as City Engineer effective April 15, 2019 through April 17, 2021 and authorize the Mayor and City Clerk to sign the Employment Agreement.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Savings of approximately \$51,000 in various payroll accounts in the Engineering and Building Department (440) of the General Fund.

**IMPLEMENTATION PLAN:** Department of Legal Affairs to prepare the necessary ordinance. Employment Agreement to be signed by the Mayor, City Clerk, and City Engineer after the ordinance is adopted.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Employment Agreement prepared by City's Labor Attorney

**MAYOR'S RECOMMENDATION:** Recommend

**LIST OF ATTACHMENTS:** Employment Agreement

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: March 25, 2019

RESOLUTION by Councilperson\_\_\_\_\_

**BE IT RESOLVED**

That the City Council hereby CONCURS in the recommendation of Mayor Joseph R. Peterson as set in his communication dated March 25, 2019, to appoint Gregory J. Mayhew as the City Engineer;

AND BE IT FURTHER RESOLVED that the Council recognizes and APPROVES the Employment Agreement commencing on April 15, 2019 through April 17, 2021;

AND BE IT FURTHER RESOLVED, Council authorizes the Mayor and City Clerk to sign said agreement.

AND FURTHER that the City Attorney be directed to prepare the appropriate ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson\_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	DeSana	_____
_____	Maiani	_____
_____	Sabuda	_____
_____	Schultz	_____

# EMPLOYMENT AGREEMENT

This Employment Agreement (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2019, between the City of Wyandotte (the "City") and Greg Mayhew (the "Employee").

The City hereby desires to re-employ the services of Greg Mayhew as its City Engineer, and he hereby accepts such re-employment in accordance with the terms and conditions of this Agreement.

1. **Term.** Employee's re-employment under this Agreement commences on April \_\_, 2019 (the "Effective Date"), and shall continue through April \_\_, 2021, subject to the limitations described in Section 6. Neither party shall have any obligation to renew this Agreement.

Either party shall give the other party written notice no later than ninety (90) calendar days from the expiration of the contract, whether it intends to renew the Agreement. If neither party gives such notice, this Agreement shall be extended on a month to month basis.

2. **Duties of Employee.** Employee's duties are described in Chapter VII, Section 22 of the City Charter, the attached Management By Objectives, and on the attached job description. Employee agrees to devote his full time, attention and best efforts to the performance of such duties. Employee shall also perform such additional duties assigned by the Mayor, City Council and City Administrator, as are within the general realm of the Employee's position with the City. The work schedule of Employee shall normally be 8:00 a.m. to 5:00 p.m., Monday-Friday, unless changed by mutual agreement and will include responding to emergencies or operational issues, as necessary, and attending board or committee meetings outside of normal work hours, as directed by the Mayor, City Council or City Administrator. Employee shall receive and respond to telephone calls and text messages from the Mayor, City Councilmembers or the City Administrator as they deem appropriate, including lunch breaks and after hours.

Employee shall not supervise any blood relative in the Engineering Department. Any such blood relative shall be directly supervised by the Assistant City Engineer and any significant personnel decisions shall be made by the City Administrator, who is not required to consult with Employee prior to making a decision.

3. **Salary.** Commencing with the Effective Date hereof, the City agrees to pay Employee a salary sufficient to provide him annual compensation of Ninety-Eight Thousand Dollars (\$98,000.00). Employee shall be paid in equal installments, during the City's regular payroll periods. Employee will also receive any general increases approved for non-union administrative employees during the term of this Agreement, after the one-year anniversary of this Agreement.

4. **Fringe Benefits.** Commencing with the Effective Date hereof, the City agrees to provide Employee the following benefits:

- A. Employee may use a City-owned vehicle for City-related business (and commuting to and from work) so that he may immediately respond to an emergency.
- B. Employee may elect to participate in the City's Section 457 Deferred Compensation Plan at any time during his employment.
- C. Employee will be entitled to the same thirteen (13) paid holidays as City non-union administrative employees.
- D. Employee shall not be enrolled in the City's defined benefit plan or defined contribution plan.
- E. Employee shall not be eligible for participation in the City's active employee Health Insurance Plan or receive a contribution from the City for a retiree health savings account, since he already receives retiree health insurance from the City.
- F. Employee, his spouse and dependents shall not be eligible for any other benefits, except as required by law or described in Paragraphs 4(A), 4(B), 4(C) and 5.

5. **Vacation and/or Sick Time.** Employee shall earn one (1) sick day per month worked. Vacation time shall be earned monthly in accordance with the same schedule of benefits available to other City non-union administrative employees, at the twenty-one (21) year level.

Employee shall be eligible for three (3) personal days per calendar year (pro-rated for calendar year 2019). Employee shall receive any accrued, unused vacation at the end of his employment with the City, at his final salary. Employee shall not receive any accrued, unused sick time or personal leave days at the end of his employment with the City. Employee shall not be entitled to compensatory time off.

6. **Termination without cause.** The City and/or Employee may terminate this Agreement with or without cause at any time, with or without notice.

7. **Performance Evaluation.** The City may conduct an evaluation of Employee's performance no less than once each calendar year.

8. **Arbitration.** It is mutually agreed between Employee and the City (including its employees, officers and agents) that arbitration shall be the sole and exclusive remedy to redress any dispute, claim or controversy ("grievance") involving: (1) the interpretation of this Agreement, (2) the terms, conditions or termination of this Agreement, or (3) any employment-related dispute (other than unemployment compensation, workers' compensation or other charge filed with a state or federal administrative agency) based on an alleged violation of state or federal law (including any violations allegedly committed by the City's employees, officers or agents). Judgment on the arbitrator's award may be entered in any court having jurisdiction thereof. It is the intention of the

parties that the arbitration decision will be final and binding and that any and all grievances shall be disposed of as follows:

- A. Any and all grievances must be submitted in writing by the aggrieved party within ninety (90) calendar days of the alleged violation. However, in the event that state or federal law provides for a longer statute of limitations, that statute of limitations shall control.
- B. Within thirty (30) calendar days following the submission of the written grievance, the party to whom the grievance is submitted shall respond in writing. If no written response is submitted within thirty (30) calendar days, the grievance shall be deemed denied.
- C. If the grievance is denied, either party may, within thirty (30) calendar days of such denial, refer the grievance to arbitration. At the time the grievant refers the grievance to arbitration, the grievant must submit a complaint to the opposing party, stating its factual and legal allegations, consistent with the Michigan Court Rules. The arbitrator shall be chosen in accordance with the Voluntary Labor Arbitration Rules of the American Arbitration Association then in effect, and, except as described below, the expense of the arbitration shall be shared equally by the City and Employee. Each party may be represented by counsel at the arbitration hearing. At the beginning of the hearing, the arbitrator must swear to hear and decide the matter fairly.

Any grievance shall be deemed waived unless presented within the time limits specified above. The arbitrator shall not have jurisdiction or authority to change, add to or subtract from any of the provisions of this Agreement. The arbitrator's sole authority shall be to interpret or apply the provisions of this Agreement or the state or federal law which is the basis for the grievance. The arbitrator shall issue a written opinion after the conclusion of the hearing and review of the parties' briefs. The written opinion shall contain findings of fact and conclusions of law. The arbitrator shall have authority to swear witnesses, subpoena witnesses and documents, permit the taking of a deposition for the use of evidence, and to permit reasonable discovery pursuant to the Michigan Court Rules. The arbitrator may award costs and attorney's fees consistent with the state or federal statute or Michigan Court Rule providing for such an award. The parties hereby acknowledge that since arbitration is the exclusive remedy with respect to any grievance hereunder, neither party has the right to resort to any federal, state or local court or administrative agency concerning breaches of this Agreement and that the decision of the arbitrator shall be a complete defense to any suit, action or proceeding instituted in any federal, state or local court or before any administrative agency with respect to any dispute which is arbitrable as herein set forth. The arbitration provisions hereof shall, with respect to any grievance, survive the termination or expiration of this Agreement.

In the event that any of the provisions of this Agreement shall be held invalid or unenforceable by reason of any final judicial or administrative ruling, or by reason of any legislation now existing or hereinafter enacted, such invalidity or unenforceability shall have no effect on the remaining provisions of this Agreement. A court of competent jurisdiction may reform any provision of this Agreement so that it complies with applicable Michigan and federal law.



9. **Notices.** All notices under this Agreement shall be given in writing.

10. **Entire Agreement.** This Agreement is the entire agreement of the parties and supersedes any prior written or oral understandings. No extrinsic or oral evidence may be used to modify, vary or construe its terms. No modification or waiver of any provision of this Agreement shall be valid unless in writing and signed by Employee and the Mayor and City Clerk, upon prior authorization of the City Council. Oral statements made by any representative or employee of the City cannot alter the terms of this Agreement.

11. **Assignment.** Employee may not assign any of his rights or delegate any of his duties under this Agreement.

12. **Severability.** The provisions of this Agreement are severable, and if any provision of this Agreement shall be, for any reason, invalid or unenforceable, the remaining provisions shall nevertheless be valid, enforceable, and carried into effect.

13. **Governing Law.** This Agreement shall be governed by and interpreted under the laws of the State of Michigan.

14. **Binding Effect.** The rights and obligations of the parties shall accrue to the benefit of, and be binding upon, the parties and their respective heirs, executors, personal representatives and successors.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the day and date first above written.

WITNESS

CITY OF WYANDOTTE

\_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_

\_\_\_\_\_  
Greg Mayhew

## MANAGEMENT BY OBJECTIVES

1. Management of Department of Public Services: Employee shall be expected to apply “hands on” direct supervision of the Department of Public Services and shall be the chief person responsible for ensuring its efficient and effective operation, including employee discipline and motivation. Employee shall be responsible for conducting interviews relating to employee and citizen complaints. Employee shall inspect and visit the DPS facility on a daily basis, interacting with supervisors and employees. Employee shall be expected to implement at least one operational improvement and one cost savings change to the DPS during the term of this Agreement.

3. Supervisory Training: Employee shall coordinate and arrange for training of supervisors in preventing hostile work environment, interviewing employees, defining expectations of supervisors and defining expectations of employees.

CITY ENGINEER

General Statement of Duties: Administers the activities of the Engineering and Building Department; does related work as required.

Distinguishing Features of the Class: This is an important professional and administrative position of the highest level in the direction of the City's Engineering and Building Department. This position involves administrative responsibility for the divisions of Engineering and Public Service. This responsibility includes streets, sewers, sanitation, parks, building maintenance and inspections. The City Engineer plans, supervises and coordinates the activities of the department subject to the general direction of the Mayor. Supervision is exercised over the supervisors responsible for the various divisional activities.

Examples of Work: (Illustrative Only)

- Performs the duties established by the City Charter;
- Is in charge of the Engineering and Building Department;
- Supervises the keeping of proper accounts and records of the proceedings of the department;
- Supervises the making of all necessary plats, maps, surveys, diagrams and estimates, plans and specifications required by the Council or officers of the City, relating to the public improvement, buildings, grounds and streets of the City;
- Assigns and supervises survey work on construction projects, including preliminary layout and final inspection;
- Manages and has charge of sewers, drains, parks, the collection and disposal of garbage, reduction plants and all public works;
- Supervises the issuing of all permits for buildings, removal of buildings, excavations and other structural works;
- Enforces the provisions of the building code;
- Supervises the inspection of regulation of all plumbing and drainage;
- Administers the City's Zoning Ordinance;
- Plans and programs future work activities;
- Investigates and responds to citizen complaints pertaining to engineering and public works activities;
- Furnishes technical advice to other department heads, the Mayor and Council concerning engineering problems;
- Supervises the design of public works projects and works with consulting engineers in the design of such projects;
- Supervises the construction and maintenance of streets and highways and public buildings;
- Follows up departmental activities through periodic reports of subordinates and by inspections;
- Supervises the compilation of cost data and estimates;
- Prepares departmental operating budget and confers with the Mayor on formulating the City's capital improvement program;

- Confers with subordinates on special problems of departmental administration.

Required Knowledge, Skills and Abilities: Broad knowledge of modern principles and practices of public works administration; comprehensive knowledge of the principles and practices of civil engineering as applied to the administration of diversified public works activities; comprehensive knowledge of construction methods, and equipment related to building construction, streets, sewers and other public improvements; comprehensive knowledge of the laws and regulations relating to departmental activities; thorough knowledge of the sources of engineering information and facility in application of engineering methods; thorough knowledge of principles and practices of city planning and zoning; demonstrated administrative ability to direct and supervise public works activities on a large scale and in a coordinated manner; ability to establish and maintain effective working relationship with subordinates, other agencies and public; initiative and resourcefulness in handling general engineering problems; good physical condition.

Acceptable Experience and Training: Extensive responsible professional engineering experience, some of which shall have been at the level of division head or above and graduation from a college or university of recognized standing with major work in civil engineering, preferable supplemented by graduate work or additional courses in public works administration.

Additional Requirements: Possession of a license to practice as a registered professional civil engineering issued by the State of Michigan.

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the City Council hereby CONCURS in the recommendation of Mayor Joseph R. Peterson as set in his communication dated March 25, 2019, to appoint Gregory J. Mayhew as the City Engineer; AND

BE IT FURTHER RESOLVED that the Council recognizes and approves the Employment Agreement commencing on April 15, 2019 through April 17, 2021; AND

BE IT FURTHER RESOLVED, Council authorizes the Mayor and City Clerk to sign said agreement directs the City Attorney to prepare the appropriate ordinance.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM #** 6

**ITEM:** Reorganization – Engineering Department

**PRESENTER:** Mayor Joseph R. Peterson *JRP*

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** With the appointment of a new City Engineer, it is an opportune time to analyze the functions of the Engineering and Building Department in an attempt to improve the level of service to our citizens, become more efficient in our duties, and prepare the department of the future. To this end, the following is being proposed:

1. Create the position of Neighborhood Services and Development Coordinator which will be filled by Kelly Roberts. As you can see in the attached job description, this position will prioritize the important issues that our continually felt in our neighborhoods including residential redevelopment, inspections, property maintenance code compliance, and escrow program. It is recommended that the employee's class code be changed from 37E to 39E.
2. Provide a compensation increase to Jesus Plasencia, Assistant City Engineer, who will be assuming additional responsibilities as he gains the necessary knowledge to assume the position of City Engineer in the future. It is recommended that the employee's class code be changed from 43E to 45E.

**STRATEGIC PLAN/GOALS:** To provide the finest services and quality of life.

**ACTION REQUESTED:** Concur with Mayor's recommendations and approve the necessary class code changes and compensation increases.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Additional costs of approximately \$20,500 in various payroll accounts in the Engineering and Building Department (440) of the General Fund. In conjunction with the appointment of the City Engineer, total savings is \$30,481.

**IMPLEMENTATION PLAN:** City Administrator will coordinate the job title, class code, and compensation changes.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** *SDupdale*

**LEGAL COUNSEL'S RECOMMENDATION:** N/A

**MAYOR'S RECOMMENDATION:** Recommend

**LIST OF ATTACHMENTS:**

1. Financial Analysis of Engineering Department Changes
2. Job Description – Neighborhood Services and Development Coordinator

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

**BE IT RESOLVED**

That the City Council hereby CONCURS in the recommendation of Mayor Joseph R. Peterson as set in his communication dated March 25, 2019, regarding reorganizations within the Engineering and Building Department;

AND BE IT FURTHER RESOLVED that the Council APPROVES the creation of the position of Neighborhood Services and Development Coordinator and concurs with the recommendation to fill this position with Kelly Roberts at the job classification level of 39E commencing on April 15, 2019;

AND BE IT FURTHER RESOLVED, Council APPROVES the reclassification of the Jesus Plasencia, Assistant City Engineer, to job classification level 45E commencing on April 15, 2019

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	DeSana	_____
_____	Maiani	_____
_____	Sabuda	_____
_____	Schultz	_____

City of Wyandotte  
Proposed Engineering Department Changes  
March 19, 2019

	Class	Budgeted Salary 2018 FY	1.45% FICA-Medicare	8.20% FICA-SS	0.260% LTD	\$13.00 Life Insurance	calculated rate Hospital Insurance	Rx Insurance	\$8.50% DB Pension	10.00% DC Pension	\$50/day Retiree Health	Total
<u>Current</u>												
Kowalewski, Mark A.	N/A	114,275.20	1,656.99	7,085.06	297.12	156.00	19,387.42	2,175.26		11,427.52		156,460.57
Plasensia, Jesus (8/3/15)	43E	77,376.00	1,121.95	4,797.31	201.18	156.00	19,387.42	2,175.26		7,737.60	1,300.00	114,252.72
Roberts, Kelly A.	37E	57,720.00	906.54	3,876.24	150.07	156.00	4,800.00		51,659.40			119,268.25
<b>Current Budget</b>		<b>249,371.20</b>	<b>3,685.48</b>	<b>15,758.61</b>	<b>648.37</b>	<b>468.00</b>	<b>43,574.83</b>	<b>4,350.53</b>	<b>51,659.40</b>	<b>19,165.12</b>	<b>1,300.00</b>	<b>389,981.54</b>
<u>Proposed</u>												
Mayhew, Greg	N/A	98,000.00	1,421.00	6,076.00	-	-	-	-	-	-	-	105,497.00
Plasensia, Jesus (8/3/15)	45E	85,238.40	1,235.96	5,284.78	221.62	156.00	19,387.42	2,175.26	-	8,523.84	1,300.00	123,523.28
Roberts, Kelly A.	39E	63,585.60	921.99	3,942.31	165.32	156.00	4,800.00	-	56,909.11	-	-	130,480.33
<b>Proposed Budget</b>		<b>246,824.00</b>	<b>3,578.95</b>	<b>15,303.09</b>	<b>386.94</b>	<b>312.00</b>	<b>24,187.42</b>	<b>2,175.26</b>	<b>56,909.11</b>	<b>8,523.84</b>	<b>1,300.00</b>	<b>359,500.61</b>
<b>+/- in Budgetary Expenditures</b>		<b>(2,547.20)</b>	<b>(106.53)</b>	<b>(455.53)</b>	<b>(261.42)</b>	<b>(156.00)</b>	<b>(19,387.42)</b>	<b>(2,175.26)</b>	<b>5,249.71</b>	<b>(10,641.28)</b>	<b>-</b>	<b>(30,480.93)</b>



## Neighborhood Services and Development Coordinator

General Statement of Duties: Exercise administrative supervision over residential real estate redevelopment and programs implemented to maintain the quality of the City's neighborhoods.

Distinguishing Features of the Class: This is a high level professional and administrative position involving the exercise of leadership with the associated accountability for creating, monitoring, implementing, executing, and evaluating programs that address issues prevalent in the City's residential neighborhoods including, but not limited to, real estate redevelopment, property maintenance code enforcement, and upon-sale inspection requirements. The work is performed under the direction of the Mayor's Office and City Administrator. General supervision over subordinates may be required.

### Examples of Work:

- Administers residential redevelopment programs;
- Responsible for buying and selling residential real estate for the City;
- Responsible for maintaining a database of available residential properties in the City;
- Evaluates the necessity of residential tax abatement programs;
- Prepares and processes Federal and State Grants for development projects;
- Represents the direct liaison for developers interested in residential projects in the City;
- Administers the upon-sale inspection program and escrow program;
- Supervises the property maintenance code enforcement program and develops pro-active solutions to neighborhood problems;
- Provides ultimate oversight of community concerns regarding compliance with property codes;
- Responsible for intake, investigation, and mitigation of complaints related to residential neighborhood issues;
- Knowledge of Tax Increment Finance Authority (TIFA), Downtown Development Authority (DDA), Neighborhood Enterprise Zone (NEZ) legislation and other programs in Michigan;
- Supervise the maintenance of records and preparation of reports concerning development and code enforcement activities;
- Keeps abreast of professional developments in the field of planning, community development, federal and state grants, studies, and attendance at professionally related meetings;

Required Knowledge, Skill, and Abilities: Comprehensive knowledge of principals, practices, laws, ordinances, and regulations of residential real estate sales and development, grants, and code enforcement. Demonstrated ability to complete tasks timely and to analyze and develop positive courses of action to achieve goals as outlined by policies adopted by the Mayor and City Council. Functional knowledge of computer software including Microsoft Office and BS&A.

Acceptable Experience and Training: N/A

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the City Council hereby concurs in the recommendation of Mayor Joseph R. Peterson as set in his communication dated March 25, 2019, regarding reorganizations within the Engineering and Building Department; AND

BE IT FURTHER RESOLVED that the Council approves the creation of the position of Neighborhood Services and Development Coordinator and concurs with the recommendation to fill this position with Kelly Roberts at the job classification level of 39E commencing on April 15, 2019; AND

BE IT FURTHER RESOLVED, Council approves the reclassification of the Jesus Plasencia, Assistant City Engineer, to job classification level 45E commencing on April 15, 2019

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM #** 7

**ITEM:** Purchase of Police Patrol Vehicle

**PRESENTER:** Brian Zalewski, Chief of Police



**INDIVIDUALS IN ATTENDANCE:** Brian Zalewski

**BACKGROUND:** This request is to purchase a 2019 Police Package Chevrolet Tahoe for the police department. This purchase is to replace a 2017 Police Chevrolet Tahoe that was involved in a traffic collision on January 22, 2019. The City's insurance provider, Travelers Insurance Company, assessed the damages to the vehicle and it was their conclusion that the vehicle was not repairable, it was pulled from the police fleet. The vehicle's interior and exterior police equipment was not damaged, it was removed and will be installed on the 2019 Chevy Tahoe. The City received a loss settlement check from Travelers Insurance in the amount of \$35,205.00. for the vehicle's residual value.

The replacement vehicle would be a 2019 Police Package Chevrolet Tahoe in the amount of \$35,682.00. purchased from Berger Chevrolet of Grand Rapids, MI. who holds the State of Michigan contract for Chevrolet vehicles.

**STRATEGIC PLAN/GOALS:** Maintaining our fleet of patrol vehicles enables our Police Officers to maintain patrols throughout the City of Wyandotte and effectively respond to calls for service from our residents which is consistent with the City of Wyandotte's strategic plan.

**ACTION REQUESTED:** City Council approval for the replacement purchase of a Chevrolet Police Package Tahoe.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** The remaining difference between the settlement check from Travelers and the cost of a new vehicle is \$477.00, and is available in account# 101-301-825-430.

**IMPLEMENTATION PLAN:** If approved by the City Council, the vehicle will be ordered and once delivered, the necessary equipment will be installed, and the vehicle will be assigned for service.

**COMMISSION RECOMMENDATION:** The Police Commission discussed this information and replacement purchase at the February 26<sup>th</sup>, 2019 regularly scheduled meeting.

**CITY ADMINISTRATOR'S RECOMMENDATION:**



**LEGAL COUNSEL'S RECOMMENDATION:** N/A

**MAYOR'S RECOMMENDATION:** *ASR.*

**LIST OF ATTACHMENTS:**

1. Travelers Insurance loss settlement check.
2. Price Quote from Berger Chevrolet.

**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: March 25<sup>th</sup>, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED BY THE CITY COUNCIL that the Council concurs with the Chief of Police for the replacement purchase of one Chevrolet Tahoe police package patrol vehicle from Berger Chevrolet in the amount of \$35,682.00.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL that the remaining expenditure of \$477.00 will be paid from Police Equipment Maintenance account of 101-301-825-430.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	DeSana	_____
_____	Maiani	_____
_____	Sabuda	_____
_____	Schultz	_____

THE TRAVELERS - TRAVELERS - NAPERVI  
TRAVELERS - NAPERVILLE  
P.O. BOX 650293  
DALLAS TX 75265-0293 SA01969

**TRAVELERS** 

DATE: 02/19/19  
LOSS DATE: 01/22/19

CITY OF WYANDOTTE  
3200 BIDDLE AVE  
WYANDOTTE MI 48192-5937

AGENT:  
DALY MERRITT INS SVCS

ACCOUNT NAME:  
CITY OF WYANDOTTE

THE TRAVELERS INDEMNITY COMPANY

### EXPLANATION OF PAYMENT

Collision \$35205.00  
TOTAL PAID \$35205.00

TOTAL LOSS SETTLEMENT  
2017 CHEVROLET TAHOE / VIN 1GNSKDEC6HR235854

050001980  
DETACH CHECK

DETACH CHECK

THIS DOCUMENT HAS A RED BACKGROUND - BORDER CONTAINS MICRO PRINTING AND AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

Citibank, N.A.  
One Penns Way  
New Castle DE 19720

**TRAVELERS**   
P.O. BOX 650293  
DALLAS TX 75265-0293  
(630)961-7047

82-20  
311

DATE  
02/19/19

VOID IF NOT PRESENTED WITHIN  
ONE YEAR AFTER DATE OF ISSUE

THIRTY FIVE THOUSAND TWO HUNDRED FIVE AND 00/100

PAY: \$\*\*\*35,205.00

PAY  
TO THE  
ORDER OF CITY OF WYANDOTTE  
3200 BIDDLE AVE  
WYANDOTTE MI 48192-5937

003949  
SA01969

JDA3



## BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$35,682.00

Number of units 1

Total Bid Amount \$35,682.00

Vehicle Description:

Year 2019

Make Chevrolet

Model Tahoe 4wd  
police package

Vendor:

Berger Chevrolet Inc.

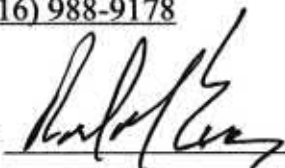
Address 2525 28th Street S.E.

Grand Rapids, MI 49512

Phone (616) 949-5200

Fax (616) 988-9178

Signature



Printed Signature Robert M. Evans

Date 2/13/2019

Bid Prepared For :

City of Wyandotte

Price includes title fee.

Pricing based off the Oakland County

Contact # 05218

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the Council concurs with the Chief of Police for the replacement purchase of one Chevrolet Tahoe police package patrol vehicle from Berger Chevrolet in the amount of \$35,682.00.

BE IT FURTHER RESOLVED that the remaining expenditure of \$477.00, after insurance monies are applied to this purchase, will be paid from Police Equipment Maintenance account of 101-301-825-430.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 25, 2019

AGENDA ITEM # 8

**ITEM: Distributor & Device Fees – Reply to Resolution #2019-42**

**PRESENTER:** Larry Stec, City Clerk



**INDIVIDUALS IN ATTENDANCE:** Larry Stec

**BACKGROUND:** On February 11, 2019, the Mayor, City Clerk, and City Attorney were directed to review the amusement device fees for Kelly Koin (Kelly Nelson) and report back on March 25, 2019. After review, it has been determined that the fees presently in place should remain and be paid in full by Kelly Nelson. Given the sum of the fees for the last 2 years of delinquent fees, a payment plan is recommended with all fees to be paid no later than September 30, 2019.

**STRATEGIC PLAN/GOALS:** To maintain fairness and comply with City Ordinance.

**ACTION REQUESTED:** Concur with the recommendation of the Mayor, City Clerk, and City Attorney

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Collection of fees totaling \$4915.00 (FY2019 - \$1975.00, FY2019 - \$2940.00) accounted for within the Amusement Distributor & Location Devices Revenue account #101-000-451-030.

**IMPLEMENTATION PLAN:** Clerk to make arrangements with Mr. Kelly Nelson to collect delinquent fees by September 30, 2019.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** 

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:**

2018 & 2019 Delinquent Invoice – Kelly Koin  
Resolution #2019-42



**MODEL RESOLUTION:**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the City Council concurs with the recommendation of the Mayor, City Clerk, and City Attorney to require payment of delinquent fees by Kelly Nelson for mechanical amusement devices operated within City of Wyandotte businesses, in accordance with Chapter 3, Article IV of the City of Wyandotte Code of Ordinances.

BE IT FURTHER RESOLVED that all fees, totaling \$4915.00 will be paid no later than September 30, 2019, in a payment plan to be negotiated by the City Clerk and Mr. Nelson.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

**COUNCIL**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## City of Wyandotte

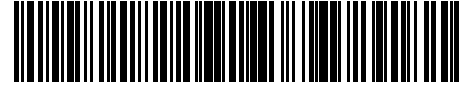
3200 Biddle Ave  
Wyandotte, MI 48192  
(734) 324-4560

## Business License Invoice

Date: 03/18/19

KELLY KOIN

Pay by Account In Full



TOTAL AMOUNT DUE

**Amount Due: \$4,915.00**

Type	Record No.	Invoice No.	Address	Amount Due
Certificate	CAM17-0015 Fee Detail: 10.00	01004875	4500 13TH Location Each Amusement	\$ 415.00
Certificate	CAM17-0008 Fee Detail: 7.00	01004880	1254 EUREKA Location Each Amusement	\$ 420.00
Certificate	CAM17-0013 Fee Detail: 5.00	01004887	898 VINEWOOD Location Each Amusement	\$ 300.00
Certificate	CAM17-0012 Fee Detail: 3.00	01004888	3225 BIDDLE Location Each Amusement	\$ 180.00
Certificate	CAM17-0011 Fee Detail: 4.00	01004889	822 OAK Location Each Amusement	\$ 240.00
Certificate	CAM17-0038 Fee Detail: 3.00	01004925	1519 OAK Location Each Amusement	\$ 180.00
Certificate	CAM17-0040 Fee Detail: 1.00	01005369	132 SYCAMORE 3162 Biddl Location Each Amusement	\$ 60.00
Certificate	CAM17-0041 Fee Detail: 3.00	01005370	1175 EUREKA Location Each Amusement	\$ 180.00
Certificate	CAM18-0006 Fee Detail: 5.00	01009050	1254 EUREKA Location Each Amusement	\$ 300.00
Certificate	CAM18-0010 Fee Detail: 1.00	01009054	3225 BIDDLE Location Each Amusement	\$ 60.00
Certificate	CAM18-0011 Fee Detail: 6.00	01009055	898 VINEWOOD Location Each Amusement	\$ 360.00
Certificate	CAM18-0013 Fee Detail: 7.00	01009057	4500 13TH Location Each Amusement	\$ 420.00
Certificate	CAM18-0015 Fee Detail: 1.00	01009059	1254 EUREKA Distributor	\$ 300.00
Certificate	CAM18-0016 Fee Detail: 1.00	01009060	121 MAPLE 3106 Location Each Amusement	\$ 60.00
Certificate	CAM18-0018 Fee Detail: 6.00	01009062	806 BIDDLE Location Each Amusement	\$ 360.00
Certificate	CAM18-0020 Fee Detail: 5.00	01009064	1167 OAK Location Each Amusement	\$ 300.00
Certificate	CAM18-0021 Fee Detail: 5.00	01009065	2075 FORT Location Each Amusement	\$ 300.00
Certificate	CAM18-0031 Fee Detail: 4.00	01009075	3530 BIDDLE Location Each Amusement	\$ 240.00
Certificate	CAM18-0033 Fee Detail: 3.00	01009077	1519 OAK Location Each Amusement	\$ 180.00

Certificate	CAM18-0035	01009079	132 SYCAMORE 3162 Biddl	\$ 60.00
	Fee Detail: 1.00		Location Each Amusement	

Total Amount Due: \$ 4,915.00

Please correct and complete all items. Form must be signed and returned in order to receive business license certificate, even if no payment is due. PLEASE MAKE CHECKS PAYABLE TO THE CITY OF WYANDOTTE.

ALL MECHANICAL AMUSEMENT & MUSIC DEVICES MUST BE LICENSED. PLEASE REFER TO THE WYANDOTTE CODE OF ORDINANCES, CHAPTER 3, ARTICLE VI, SEC. 3-91 FOR DEFINITIONS. IF YOU HAVE A DEVICE IN YOUR ESTABLISHMENT THAT NEEDS TO BE LICENSED AND IS NOT RECORDED ON THIS INVOICE, PLEASE CONTACT THE CLERK'S OFFICE.

Entire form must be submitted with payment. Please make a copy for your records. Once payment has been received, a license and receipt will be issued.

QUESTIONS? Contact the City of Wyandotte Clerk's office at (734) 324-4560.

## MANDATORY INFORMATION:

OWNER NAME: \_\_\_\_\_

CONTACT/MANAGER: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

SIGNATURE OF RESPONSIBLE PARTY: \_\_\_\_\_

ARE THERE MECHANICAL AMUSEMENT DEVICES IN YOUR ESTABLISHMENT? YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, NAME OF DISTRIBUTOR: \_\_\_\_\_

ADDRESS OF DISTRIBUTOR: \_\_\_\_\_

# OF MECHANICAL DEVICES IN YOUR ESTABLISHMENT: \_\_\_\_\_

**ALL ESTABLISHMENTS THAT ARE REQUIRED BY STATE LAW TO BE LICENSED,  
MUST SUBMIT PROOF OF STATE AND/OR COUNTY LICENSES TO THE CITY CLERK.**

**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2019-42**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,  
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL  
BUILDING.

UNDER THE DATE OF: February 11, 2019

MOVED BY: Councilperson Calvin

SUPPORTED BY: Councilperson Alderman

BE IT RESOLVED that the letter from Mr. Kelly Nelson of Kelly Koin regarding the review of amusement distributor and device fees has been received and placed on file; AND  
BE IR FURTHER RESOLVED that the communication shall be referred to the City Clerk, City Attorney, and the Mayor's Office for rate reduction discussion and report back on March 11, 2019.  
Motion unanimously carried.

**I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on February 11, 2019 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.**

  
\_\_\_\_\_  
**Lawrence S. Stec**  
**City Clerk**

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the City Council concurs with the recommendation of the Mayor, City Clerk, and City Attorney to require payment of delinquent fees by Kelly Nelson for mechanical amusement devices operated within City of Wyandotte businesses, in accordance with Chapter 3, Article IV of the City of Wyandotte Code of Ordinances.

BE IT FURTHER RESOLVED that all fees, totaling \$4915.00 will be paid no later than September 30, 2019, in a payment plan to be negotiated by the City Clerk and Mr. Nelson.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 25<sup>th</sup>, 2019

AGENDA ITEM # **9**

**ITEM:** Demolition of 1234 Walnut Street Garage

**PRESENTER:** Mark Kowalewski, City Engineer



**INDIVIDUALS IN ATTENDANCE:**

Mark Kowalewski – City Engineer

**BACKGROUND:** On January 14, 2019, a show cause hearing was held regarding the garage in the rear yard of 1234 Walnut Street and the garage was ordered torn down. An inspection on February 16, 2019, revealed that the structure is still on the property. Bids for Various Demolition of Structures were opened and read aloud on July 30<sup>th</sup>, 2018. Three bids were submitted and Pro Excavation of Wyandotte, MI was the low bidder. The recommendation is to award the contract to Pro Excavation in the amount of \$4,500. Attached is backup information regarding the show cause hearing.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in continuing to provide citizens with a community free of hazardous and unsightly structures.

**ACTION REQUESTED:** Approve award of 1234 Walnut Street Garage Demolition to Pro Excavation in the amount of \$4,500.00.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Demolition of the 1234 Walnut Street Garage will be funded from 492-000-041-040 in the amount of \$4,500.00.

**IMPLEMENTATION PLAN:** If approved by City Council, authorize the Mayor and City Clerk to sign the contract.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Reviewed Bid Sheet. [W. Look](#)

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:**

Proposed Resolution, Bid Summary, and Council Resolution Ordering Demolition

**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,  
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE  
MUNICIPAL BUILDING.

DATE: March 25<sup>th</sup>, 2019

RESOLUTION by Councilperson \_\_\_\_\_

RESOLVED that Council agrees with the recommendation of the City Engineer and APPROVES the award to Pro Excavation of Wyandotte, MI, for the Demolition of the 1234 Walnut Street Garage in the amount of \$4,500.00. The Mayor and City Clerk are authorized to proceed with the execution of this contract. FURTHER RESOLVED the project will be funded from account 492-000-041-040 in the amount of \$4,500.00.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

**COUNCIL**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2018 Various Demolition of Structures Bid Tabulation

File # 4741 Opened July 30th, 2018

Item	Account Description	Unit	Quantity	<u>PRO EXCAVATION</u>		<u>21ST CENTURY SALVAGE</u>		<u>HOMRICH</u>	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
Demolition of 951 3rd Street Facility	LEIN	LS	1	\$12,800.00	\$12,800.00	\$9,600.00	\$9,600.00	\$27,200.00	\$27,200.00
Demolition of 2726 9th Street Facility	City Purchase	LS	1	\$12,800.00	\$12,800.00	\$22,608.00	\$22,608.00	\$28,100.00	\$28,100.00
Demolition of 1533 11th Street Facility	City Purchase	LS	1	\$13,600.00	\$13,600.00	\$14,720.00	\$14,720.00	\$31,000.00	\$31,000.00
Demolition of 1259-1261 Fort Street Facility	LEIN	LS	1	\$19,800.00	\$19,800.00	\$40,885.00	\$40,885.00	\$45,000.00	\$45,000.00
Demolition of 4500 17th Street GARAGE ONLY	LEIN	LS	1	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$9,400.00	\$9,400.00
Demolition of 1234 Walnut Street GARAGE ONLY	LEIN	LS	1	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$6,555.00	\$6,555.00
Demolition of 1343 Walnut Street Facility	City Purchase	LS	1	\$13,900.00	\$13,900.00	\$17,600.00	\$17,600.00	\$32,400.00	\$32,400.00
<b>TOTALS</b>					<b>\$81,900.00</b>		<b>\$114,413.00</b>		<b>\$179,655.00</b>



Joe J

**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2019-1**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,  
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL  
BUILDING.

UNDER THE DATE OF: January 14, 2019

MOVED BY: Councilperson Alderman

SUPPORTED BY: Councilperson Calvin

RESOLVED that a hearing held on January 14, 2019, where all parties were given an opportunity to show cause, if any they had, why the garage structure at 1234 Walnut, Wyandotte should not be demolished, removed or otherwise made safe; AND

BE IT FURTHER RESOLVED that the Council considered the communication dated June 4, 2018 and October 19, 2018, and show cause hearing minutes dated July 18, 2018, and September 13, 2018 which are made part of this hearing and all other facts and considerations that were brought to their attention at said hearing;

NOW THEREFORE BE IT RESOLVED that the City Council hereby directs that said garage structure located at 1234 Walnut, Wyandotte should be DEMOLISHED, and that the costs be assessed against the property in question as a lien;

BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within TWENTY-ONE (21) days of the date of this resolution if they so desire.

Motion unanimously carried.

ABSENT: Councilperson Schultz

**I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on January 14, 2019 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.**

  
Lawrence S. Stec  
City Clerk

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

RESOLVED that Council agrees with the recommendation of the City Engineer and approves the award to Pro Excavation of Wyandotte, MI, for the demolition of the 1234 Walnut Street Garage in the amount of \$4,500.00 and authorizes the Mayor and City Clerk to proceed with the execution of this contract; AND

BE IT FURTHER RESOLVED that the project will be funded from account 492-000-041-040 in the amount of \$4,500.00.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 25, 2019

AGENDA ITEM # **10**

**ITEM:** Dangerous Structure at 1515 Sycamore Street, Wyandotte, Michigan

**PRESENTER:** Lou Parker, Hearing Officer



**INDIVIDUALS IN ATTENDANCE:** Lou Park, Hearing Officer and Mark A. Kowalewski, City Engineer

**BACKGROUND:** On January 15, 2019, a Show Cause Hearing was held in the Engineering and Building Department regarding the dilapidated, deteriorated, dangerous and unsafe home at 1515 Sycamore Street, Wyandotte, Michigan. The Home was ordered to be demolished in the next 30 days. Attached are minutes of this Show Cause Hearing, minutes of a previous Show Cause Hearing and Property Maintenance Letters sent.

An inspection on February 15, 2019, indicated the violations have not been completed.

Therefore, in accordance with Section PM-107.6 Filings of Findings, the undersigned request that your Honorable Body set a hearing to Show Cause why the home should not be demolished in accordance with Section PM-107.7 Council Action of the Wyandotte Property Maintenance Code.

**STRATEGIC PLAN/GOALS:** This is consistent with the City of Wyandotte Strategic Plan in the commitment to maintaining and developing excellent neighborhoods.

**ACTION REQUESTED:** Schedule Show Cause Hearing to determine if the property should be demolished

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Schedule Show Cause Hearing before the City Council and proceed as resolved

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Approved as to form. W. Look

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Letters dated 6/19/18; 7/20/18; 7/23/18; 8/27/18; 10/15/18; 12/3/18; 12/17/18; 1/15/19; Show Cause Hearing Minutes of 8/15/18; 10/4/18; 1/15/19

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

WHEREAS, a hearing has been held in the Office of the City Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on August 15, 2018; October 4, 2018; and January 15, 2019, and the property owner or other interested parties have been given opportunity to show cause, if any they had, why the structure at 1515 Sycamore Street, has not been repaired or demolished in accordance with the City's Property Maintenance Ordinance; AND

WHEREAS, the City Engineer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that the Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers on the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte on Monday, \_\_\_\_\_ at 7:00 p.m. at which time all interested parties shall cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 1515 Sycamore Street; AND

BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provision of Section PM-107.4 of the Property Maintenance Ordinance the following interested parties:

Guardian Care Inc.  
ATTN: Joseph DeHelian  
26615 Greenfield Road  
Southfield MI 48076

Wayne County Treasurer  
Eric Sabree  
400 Monroe Street 5<sup>th</sup> Floor  
Detroit MI 48226

Stephen Borowski  
PO Box 11  
Lincoln Park MI 48146



**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

January 15, 2019

Carie & Joseph Janes  
1515 Sycamore  
Wyandotte, MI 48192

Joseph DeHelian  
Guardian Care Inc  
26615 Greenfield Rd  
Southfield, MI 48076

Wayne County Treasurer's Office  
Eric Sabree  
400 Monroe 5<sup>th</sup> floor  
Detroit, MI 48226

**RE: 1515 SYCAMORE**

Dear Mr. / Mrs. Janes

This letter is to confirm, a Show Cause Hearing was held on Tuesday January 15, 2019, in accordance with Section PM-107.5 of the Wyandotte Property Maintenance Code. The Hearing Officer has ordered the home to be demolished within thirty (30) days (February 15, 2019). If the home is not demolished within that timeframe, the matter will be sent before the Mayor and Council to have the home demolished.

If you have any questions regarding the above mentioned matters or cannot attend the hearing, please contact the undersigned at 734-324-4551.

Sincerely,

Mark Kowalewski  
City Engineer

Enclosures: January 15, 2019 hearing minutes



**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

December 17, 2018

Carie/Joseph Janes  
1515 Sycamore  
Wyandotte, MI 48192

Joseph DeHalian  
Guardian Care Inc  
26615 Greenfield Rd  
Southfield, MI 48076

Eric Sabree  
Wayne County Treasurer's Office  
400 Monroe 5<sup>th</sup> Floor  
Detroit, MI 48226

**RE: 1515 Sycamore**

This letter is to notify you of a date change for the Show Cause Hearing scheduled for January 8, 2019. The hearing will now be held on January 15, 2019 at 3:30 p.m. The hearing will be held at 3200 Biddle Ave in the Department of Engineering and Building, which is located on the 2<sup>nd</sup> floor.

If you have any questions regarding the above mentioned matters, please contact the undersigned at 734-324-4551 or email: [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Sincerely,

Jesus Plasencia  
Assistant City Engineer  
Jp/de



**SHOW CAUSE HEARING MINUTES**  
**1515 SYCAMORE TUESDAY JANUARY 15, 2019**

**PRESENT:**

Louis Parker	Hearing Officer
Mark Kowalewski	City Engineer
Jesus Plasencia	Assistant City Engineer
Danielle Eichler	Recording Secretary

Mr. Kowalewski called the hearing to order at 3:30 p.m. Mr. Kowalewski stated the hearing was reconvened from the Thursday October 4, 2018 Show Cause Hearing. The Hearing was due to property maintenance issues at 1515 Sycamore. Mr. Kowalewski noted that no one was in attendance on behalf of the property owners.

Mr. Plasencia stated that Joseph DeHalian from Guardian Care (guardian of Mr. Janes) called stating he would not be attending the meeting, did not have any plans to make repairs to the home, and indicated that they might be interested in quit claiming the home to the City Of Wyandotte.

Mr. Kowalewski stated that the matter would be forwarded to Kelly Roberts to contact Mr. DeHalian regarding selling the property to the City. Mr. Kowalewski stated the hearing needs to continue to address the current situation of the property.

Mr. Plasencia stated there have been no repairs made, and the home was considered a health hazard in previous inspections.

Mr. Parker ordered the homeowner to demolish the home within thirty (30) days (February 15, 2019), if not the home will be sent before the Mayor and Council to be demolished.

**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

December 3, 2018

Carie & Joseph Janes  
1515 Sycamore  
Wyandotte, MI 48192

Joseph DeHalian  
Guardian Care Inc  
26615 Greenfield Rd  
Southfield, MI 48076

Wayne County Treasurer's Office  
Eric Sabree  
400 Monroe 5<sup>th</sup> Floor  
Detroit, MI 48226

**RE: 1515 Sycamore  
Wyandotte, Michigan**

This letter is to inform you that this Department has scheduled a **Show Cause Hearing** for **Tuesday January 8, 2019, @ 3:30 p.m.**, in the Department of Engineering and Building regarding the above described address. This Hearing will be to discuss the property maintenance issues discussed at the Show Cause Hearing held on October 4, 2018. The Hearing will be presided over by the Hearing Officer.

If you cannot attend this Hearing at the time and date specified above, please contact the undersigned.

Very truly yours,

  
Kelly Roberts  
Office Manager  
KR/de

Enclosures: October 4, 2018 minutes





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Joseph Dehalian Guardian Care 24015 Greenfield Southfield MI 48076 Re: 1515 Sycamore</p>		<p>B. Received by (Printed Name) <i>Robertson</i> C. Date of Delivery <i>12-7-18</i></p>	
<p>2. Article Number (Transfer from service label) 7015 1660 0001 0061 6303</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p>Domestic Return Receipt</p>	

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Wayne County Treasurer's Eric Sabree 400 Monroe 5th Floor Detroit, MI 48206 Re: 1515 Sycamore</p>		<p>B. Received by (Printed Name) C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label) 7015 1660 0001 0061 6310</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p>Domestic Return Receipt</p>	

PS Form 3811, July 2015 PSN 7530-02-000-9053

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee		<p>Postmark Here</p> <p>WYAN 48192 DEC 7 2018</p>
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	<p>Postage</p> <p>Total Postage and Fees</p>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
Total Postage and Fees		
Sent To		
<p>Joseph Dehalian 24015 Greenfield Southfield MI 48076</p>		<p>W.C.T. Eric Sabree 400 Monroe 5th Floor Detroit MI 48206</p>

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee		<p>Postmark Here</p> <p>WYAN 48192 DEC 7 2018</p>
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	<p>Postage</p> <p>Total Postage and Fees</p>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
Total Postage and Fees		
Sent To		
<p>W.C.T. Eric Sabree 400 Monroe 5th Floor Detroit MI 48206</p>		<p>W.C.T. Eric Sabree 400 Monroe 5th Floor Detroit MI 48206</p>

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SHOW CAUSE HEARING MINUTES**  
**1515 SYCAMORE THURSDAY OCTOBER 4, 2018**

**PRESENT**

Mark Kowalewski	City Engineer
Jesus Plasencia	Assistant City Engineer
Danielle Eichler	Recording Secretary

Mr. Kowalewski called the hearing to order at 3:00 p.m. Mr. Kowalewski stated the hearing was reconvened from the Wednesday August 15, 2018 Show Cause Hearing. The Hearing was due to property maintenance issues at 1515 Sycamore. Mr. Kowalewski noted that no one was in attendance on behalf of the property owners.

Mr. Kowalewski asked if the home was vacant.

Mr. Plasencia stated the home was vacant.

Mr. Plasencia stated that the homeowner Mr. Janes is still in a nursing home, and will remain in a nursing home. Mr. Plasencia stated he spoke with Mr. DeHelian of Guardian Care who is the appointed guardian of Mr. Janes. Mr. DeHelian stated his boss and he are looking into the legality of having Mr. Janes just abandon the property, that no income will be put towards the property, all Mr. Janes's funds are being used to pay for the nursing home.

Mr. Kowalewski stated the taxes for both the City and the County are paid and up to date.

Mr. Kowalewski asked if the condition of the property is still in disrepair like it was in August.

Mr. Plasencia stated the exterior of the home was looking dilapidated and that the interior is where the main property maintenance issues were located.

Mr. Kowalewski stated since there have been no repairs made to the home, and because it sits vacant the home is becoming a nuisance to the neighborhood. The property maintenance concerns could be hazardous. Mr. Kowalewski stated he recommends ordering the property maintenance issues to be corrected by November 16, 2018. If the property maintenance issues are not corrected then a Show Cause Hearing will be scheduled before the Hearing Officer.

Mr. Kowalewski stated the hearing will be held in abeyance until November 16, 2018 to see if the property maintenance issues are corrected at 1515 Sycamore.



**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

October 15, 2018

Carie & Joseph Janes  
1515 Sycamore  
Wyandotte, MI 48192

Joseph DeHelian  
Guardian Care Inc  
26615 Greenfield Rd  
Southfield, MI 48076

Wayne County Treasurer's Office  
Eric Sabree  
400 Monroe 5<sup>th</sup> floor  
Detroit, MI 48226

Stephen J Borowski  
P. O. Box 111  
Lincoln Park, MI 48146

**RE: 1515 SYCAMORE**

Dear Mr. / Mrs. Janes

This letter is to confirm, a Show Cause Hearing was held on Thursday October 4, 2018, in accordance with Section PM-107.5 of the Wyandotte Property Maintenance Code. This hearing will be held in abeyance until November 16, 2018. If the property maintenance issues at 1515 Sycamore are not corrected, a Show Cause Hearing will be scheduled with the Hearing Officer to determine if the structure should not be demolished.

If you have any questions regarding the above mentioned matters or cannot attend the hearing, please contact the undersigned at 734-324-4551.

Sincerely,

Mark Kowalewski  
City Engineer

Enclosures: October 4, 2018 hearing minutes



**SHOW CAUSE HEARING MINUTES**  
**1515 SYCAMORE THURSDAY OCTOBER 4, 2018**

**PRESENT**

Mark Kowalewski	City Engineer
Jesus Plasencia	Assistant City Engineer
Danielle Eichler	Recording Secretary

Mr. Kowalewski called the hearing to order at 3:00 p.m. Mr. Kowalewski stated the hearing was reconvened from the Wednesday August 15, 2018 Show Cause Hearing. The Hearing was due to property maintenance issues at 1515 Sycamore. Mr. Kowalewski noted that no one was in attendance on behalf of the property owners.

Mr. Kowalewski asked if the home was vacant.

Mr. Plasencia stated the home was vacant.

Mr. Plasencia stated that the homeowner Mr. Janes is still in a nursing home, and will remain in a nursing home. Mr. Plasencia stated he spoke with Mr. DeHelian of Guardian Care who is the appointed guardian of Mr. Janes. Mr. DeHelian stated his boss and he are looking into the legality of having Mr. Janes just abandon the property, that no income will be put towards the property, all Mr. Janes's funds are being used to pay for the nursing home.

Mr. Kowalewski stated the taxes for both the City and the County are paid and up to date.

Mr. Kowalewski asked if the condition of the property is still in disrepair like it was in August.

Mr. Plasencia stated the exterior of the home was looking dilapidated and that the interior is where the main property maintenance issues were located.

Mr. Kowalewski stated since there have been no repairs made to the home, and because it sits vacant the home is becoming a nuisance to the neighborhood. The property maintenance concerns could be hazardous. Mr. Kowalewski stated he recommends ordering the property maintenance issues to be corrected by November 16, 2018. If the property maintenance issues are not corrected then a Show Cause Hearing will be scheduled before the Hearing Officer.

Mr. Kowalewski stated the hearing will be held in abeyance until November 16, 2018 to see if the property maintenance issues are corrected at 1515 Sycamore.

**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

August 27, 2018

Carie & Joseph Janes  
1515 Sycamore  
Wyandotte, MI 48192

Joseph DeHelian  
Guardian Care Inc  
26615 Greenfield Rd  
Southfield, MI 48076

Wayne County Treasurer's Office  
Eric Sabree  
400 Monroe 5<sup>th</sup> floor  
Detroit, MI 48226

Stephen J Borowski  
P. O. Box 111  
Lincoln Park, MI 48146

**RE: 1515 SYCAMORE**

Dear Mr. / Mrs. Janes

This letter is to confirm, a Show Cause Hearing was held on Wednesday August 15, 2018, in accordance with Section PM-107.5 of the Wyandotte Property Maintenance Code. This hearing will be held in abeyance until October 4, 2018. On Thursday October 4, 2018 at 3:00 p.m. another hearing will be held in the Department of Engineering and Building. The hearing will be to discuss the violations cited on the enclosed letters dated June 19, 2018 and July 20, 2018, for the above mentioned address. The minutes from the August 15, 2018 hearing are also enclosed.

If you have any questions regarding the above mentioned matters or cannot attend the hearing, please contact the undersigned at 734-324-4551.

Sincerely,

Kelly Roberts  
Office Manager

Enclosures: Letters June 19, 2018, July 20, 2018, and August 16, 2018 hearing minutes



**Show Cause Hearing Minutes 8/15/18**  
**1515 Sycamore**

**PRESENT:**     Mark Kowalewski     City Engineer  
                 Jesus Plasencia     Assistant City Engineer  
                 Joseph Jenkins     Building Inspector  
                 Danielle Eichler     Recording Secretary

Mr. Kowaleswski called the hearing to Order at 4:00 p.m.

Mr. Kowalewski stated the hearing was being held due to property maintenance complaints at 1515 Sycamore. Mr. Kowalewski stated Mr. Jenkins is the inspector, and asked him what the property maintenance complaints were.

Mr. Jenkins stated there is an odor coming from the home, the backyard is severely unkempt with tall grass and weeds, garage siding needs to be painted, gutters need repair, and the window trim needs to be painted. Mr. Jenkins stated the interior of the home is where most of the property maintenance issues are. Mr. Jenkins stated that on June 14, 2018, he went to the home to do an inspection and when he arrived the Wyandotte Ordinance Officers were present doing a well visit. The Officer opened the door and let Mr. Jenkins in. Mr. Jenkins stated upon entering the home there were 3 to 4 foot high trash piles throughout the home with no clear walking pathway. In the kitchen there was an animal cage with suspected animal feces inside and the refrigerator was left open which was full of moldy food. Mr. Jenkins stated there were a lot of flies in the home and a dead rat in the backyard.

Mr. Jenkins stated he did not issue any citations since the homeowner is incapacitated and recently had Joseph Dehalian of Guardian Care, Inc declared his legal guardian.

Mr. Kowalewski asked if the utilities were on at the home.

Mr. Plasencia stated the electric was disconnected on May 8, 2018, and the water was disconnected on May 16, 2018.

Mr. Kowalewski asked who the deed holder of the proptery was.

Mr. Plasencia stated a title search was performed and it shows Joseph Janes is the current deed holder. The home was deeded over to Mr. Janes after the passing of Carie Janes. Mr. Plasencia also stated that the property was forfeited over to the Wayne County Treasurer on March 1, 2018.

Mr. Kowalewski stated he wanted to hold the meeting in abeyance and send out notices again since no one showed up to the hearing and to make sure everyone received the proper notifications. Mr. Kowalewski stated to send notices regarding a second show cause hearing to: Carie Janes, Joseph Janes, Joseph DeHalian of Guardian Care Inc (guardian of Joseph Janes), Stephen J Borowski (Attorney who signed guardianship papers), and Wayne County Treasurer's Office.



## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

## MAYOR

Joseph R. Peterson

## COUNCIL

Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

Date: July 20, 2018

FIRST CLASS MAIL

JANES, CARIE  
1515 SYCAMORE  
WYANDOTTE, MI 48192

**RE: Property Maintenance Complaint at 1515 SYCAMORE**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

Window requires paint PM304.14/304.15

INSPECTOR COMMENTS: 6/14/18 Paint on wood windows in very poor condition

Window requires repair / replace / paint / reglaze / permit required PM304.14/304.15

INSPECTOR COMMENTS: 6/14/18 Window paint in very poor shape  
06/29/18 No change.

**AREA:** Garage

Siding requires repair / replace / paint / permit required PM304.2/304.6

INSPECTOR COMMENTS: 6/14/18 Wood Siding requires painting

**AREA:** House, Whole House

6/14/18 Garbage and other accumulations in every room of house, no walkway, only way to get in between rooms is to climb over garbage and other debris. Moldy food in the fridge causing an insect problem, animal



3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)

Equal Housing Opportunity

An Equal Opportunity Employer

cages filled with feces and other garbage. Very strong odor throughout house, dead rodents or other small animals highly probable.

Tyvek Suits were required for Ordinance Officer and Building Inspector to enter home.

06/29/18 No apparent change. Grass is 7 inches high, mail box is overflowing and June 14th property maintenance letter remains affixed on front and back door. No answer at the front door. Inspector believes no change has occurred inside home since the 14th.

Failure to correct the cited property maintenance violations by August 19, 2018 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4551 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia  
Assistant City Engineer



## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

## MAYOR

Joseph R. Peterson

## COUNCIL

Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

June 19, 2018

First Class Mail/Posted

JANES, CARIE  
1515 SYCAMORE  
WYANDOTTE, MI 48192

### **RE: Property Maintenance Complaint at 1515 SYCAMORE**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

- Window requires paint PM304.14/304.15 INSPECTOR COMMENTS: 6/14/18 Paint on wood windows in very poor condition
- Window requires repair / replace / paint / reglaze / permit required PM304.14/304.15 INSPECTOR COMMENTS: 6/14/18 Window paint in very poor shape
- Siding requires repair / replace / paint / permit required PM304.2/304.6 INSPECTOR COMMENTS: 6/14/18 Wood Siding requires painting

Also, there are numerous amounts garbage and other accumulations in every room of house, no walkway, only way to get in between rooms is to climb over garbage and other debris. Moldy food in the fridge causing an insect problem, animal cages filled with fesces and other garbage. There is a very strong odor throughout house, dead rodents or other small animals highly probable. This is creating a health hazard for any occupant and those in the proximity of the structure.

Therefore, you have until June 29, 2018, to clean up and inspected by the City for conformation of cleanness and a sanitary condition. Failure to clean up and have the property inspected will result in a citation being issued per the following Sections of the BOCA National Property Maintenance Code:



3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)

Equal Housing Opportunity



An Equal Opportunity Employer

**RE: Property Maintenance Complaint at 1515 SYCAMORE**

Section 305.1 General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition.

Section 306.1 Accumulation of rubbish or garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

Failure to correct the cited property maintenance violations by July 19, 2018, will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4551 or email [jjenkins@wyandottemi.gov](mailto:jjenkins@wyandottemi.gov).

Very truly yours,

Joe Jenkins  
Building Inspector



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Stephen J Borowski  
PO Box 11  
Lincoln Park, MI 48146

Re: 1515 Sycamore



9590 9402 2374 6249 3573 05

## 2. Article Number (Transfer from service label)

7015 1660 0001 0061 6150

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *[Signature]*

## B. Received by (Printed Name)

STEPHEN J. BOROWSKI

## D. Is delivery address different from item 1? If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Prior
- ☐ Regi
- ☐ Regi
- ☐ Deliv
- ☐ Retu
- ☐ Merit
- ☐ Sign
- ☐ Sign
- ☐ Rest

Domestic

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

### OFFICIAL USE

## Certified Mail Fee

\$

## Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

## Postage

\$

## Total Postage and Fees

\$

## Sent To

Stephen J Borowski  
Street and Apt. No., or PO Box No.

PO Box 11

City, State, ZIP+4®

Lincoln Park MI 48146

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Wayne County Treasurer's  
Eric Sabree  
400 Monroe 5th Floor  
Detroit, MI 48226

Re: 1515 Sycamore



9590 9402 2374 6249 3573 12

## 2. Article Number (Transfer from service label)

7015 1660 0001 0061 6143

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *[Signature]*

## B. Received by (Printed Name)

Eric Sabree

## D. Is delivery address different from item 1? If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Prior
- ☐ Regi
- ☐ Regi
- ☐ Deliv
- ☒ Retu
- ☐ Merit
- ☐ Sign
- ☐ Sign
- ☐ Rest

Domestic

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

### OFFICIAL USE

## Certified Mail Fee

\$

## Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

## Postage

\$

## Total Postage and Fees

\$

## Sent To

Wayne County / Eric Sabree  
Street and Apt. No., or PO Box No.

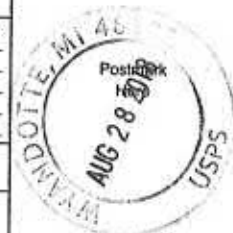
400 Monroe 5th Floor

City, State, ZIP+4®

Detroit MI 48226

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Guardian Care Inc  
Attn: Joseph DeHelian  
26015 Greenfield Rd  
Southfield, MI 48076

Re: 1515 Sycamore



9590 9402 2374 6249 3573 29

## 2. Article Number (Transfer from service label)

7015 1660 0001 0061 6136

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *[Signature]*

## B. Received by (Printed Name)

Joseph DeHelian

## D. Is delivery address different from item 1? If YES, enter delivery address below:

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Prior
- ☐ Regi
- ☐ Regi
- ☐ Deliv
- ☒ Retu
- ☐ Merit
- ☐ Sign
- ☐ Sign
- ☐ Rest

Domestic Return Receipt

# U.S. Postal Service™

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

### OFFICIAL USE

## Certified Mail Fee

\$

## Extra Services &amp; Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

## Postage

\$

## Total Postage and Fees

\$

## Sent To

Guardian Care / Joseph DeHelian  
Street and Apt. No., or PO Box No.

26015 Greenfield

City, State, ZIP+4®

Southfield MI 48076

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

July 23, 2018

Carie Janes  
1515 Sycamore  
Wyandotte, MI 48192

\* **RE: 1234 Walnut  
Wyandotte, Michigan**

This letter is to inform you that this Department has scheduled a **Show Cause Hearing** for **Wednesday August 15, 2018, @ 3:00 p.m.**, in the Department of Engineering and Building regarding the above described address. This Hearing will be to discuss violations cited on the enclosed letters dated June 19, 2018 and July 20, 2018. The Hearing will be presided over by the City Engineer.

If you cannot attend this Hearing at the time and date specified above, please contact the undersigned.

Very truly yours,

Kelly Roberts  
Office Manager  
KR/de

Enclosures: Letters June 19, 2018 and July 20, 2018





## OFFICIALS

Lawrence S. Stee  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

June 19, 2018

First Class Mail/Posted

JANES, CARIE  
1515 SYCAMORE  
WYANDOTTE, MI 48192

**RE: Property Maintenance Complaint at 1515 SYCAMORE**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

- Window requires paint PM304.14/304.15 INSPECTOR COMMENTS: 6/14/18 Paint on wood windows in very poor condition
- Window requires repair / replace / paint / reglaze / permit required PM304.14/304.15 INSPECTOR COMMENTS: 6/14/18 Window paint in very poor shape
- Siding requires repair / replace / paint / permit required PM304.2/304.6 INSPECTOR COMMENTS: 6/14/18 Wood Siding requires painting

Also, there are numerous amounts garbage and other accumulations in every room of house, no walkway, only way to get in between rooms is to climb over garbage and other debris. Moldy food in the fridge causing an insect problem, animal cages filled with feces and other garbage. There is a very strong odor throughout house, dead rodents or other small animals highly probable. This is creating a health hazard for any occupant and those in the proximity of the structure.

Therefore, you have until June 29, 2018, to clean up and inspected by the City for conformation of cleanness and a sanitary condition. Failure to clean up and have the property inspected will result in a citation being issued per the following Sections of the BOCA National Property Maintenance Code:

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyandotte.org](mailto:engineering1@wyandotte.org)



Equal Housing Opportunity



An Equal Opportunity Employer

JANES, CARIE  
1515 SYCAMORE  
WYANDOTTE, MI 48192

June 19, 2018  
Page 2

**RE: Property Maintenance Complaint at 1515 SYCAMORE**

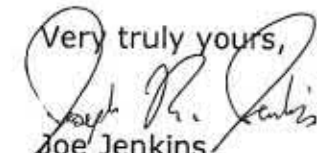
Section 305.1 General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition.

Section 306.1 Accumulation of rubbish or garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

Failure to correct the cited property maintenance violations by July 19, 2018, will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4551 or email [jjenkins@wyandottemi.gov](mailto:jjenkins@wyandottemi.gov).

Very truly yours,

  
Joe Jenkins  
Building Inspector

Notary Public, Wayne County  
My commission expires: 2/13/19

NOTE: This search must be paid in full upon time of delivery



Main Office-Title Dept.  
32500 Schoolcraft Road  
Livonia, MI 48150

(734) 421-4000  
Fax (734) 421-0047

Allen Park Office-Escrow Dept.  
7326 Allen Road  
Allen Park, MI 48101

(313) 381-6313  
Fax (313) 381-7901

# Minnesota Title Agency

## TITLE SEARCH CERTIFICATE

File No: **354696**

Page 1

Statement furnished to: Look, Makowski and Look, P.C.  
Certified to: June 18, 2018 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

Lot 270, The Steel Plan Subdivision, as recorded in Liber 18, Page 53 of Plats, Wayne County Records.

1515 Sycamore

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from September 13, 1927 at 8:00 A.M. to June 18, 2018 at 8:00 A.M. except the following:

Last Deed Holder of record: Joseph Frank Janes

Subject to a Certificate(s) of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 54338, Page 632, Wayne County Records.

TAXES: Item No(s). 57-017-16-0270-000  
2016 Combined due \$1,473.53 plus interest and penalty, if any  
2017 County paid \$470.82 (includes \$219.46 outside service)  
2017 City paid \$1,147.99 (includes \$23.80 sidewalk)

ASSESSMENTS: Grass Cutting: Balance due \$200.00 plus interest, if any

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

*Michael A. Cuschieri*

Michael A. Cuschieri or John C. Cuschieri



QUIT CLAIM DEED  
STATUTORY FORM

F262852

L16589 PA 69

KNOW ALL MEN BY THESE PRESENTS: That Carrie Jones a/k/a Carrie Jones, survivor of Karl Jones a/k/a Charles Jones and Carrie Jones whose address is 1515 Sycamore, Wyandotte, Michigan 48192

Quit Claims to Carrie Jones and Joseph Frank Jones, as joint tenants with full rights of survivorship

whose street number and postoffice address is 1515 Sycamore, Wyandotte, Michigan 48192

the following described premises situated in the City of Wyandotte County of Wayne and State of Michigan, to-wit:

Lot #270 Steel Plant Subdivision of the East 660 feet of the South part of the Southeast 1/4 of Section 30 and the West 320 feet of the South part of the Southwest 1/4 of Section 29, Town 3 South Range 11 East, City of Wyandotte, Wayne County, Michigan

RECORDED MAR 4 1968 1058  
BERNARD J. JUDNICK, JR., Register of Deeds  
WAYNE COUNTY, MICHIGAN 48226

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of ~~NO REVENUE ATTACHED~~ Ten (\$10.00) ----- Dollars(s)

Dated this 17th day of February 1968

Signed in the presence of:

Mary Holicki  
Mary Holicki  
Albert Holicki  
Albert Holicki

Signed by:

Carrie Jones  
Carrie Jones, a/k/a Carrie Jones

STATE OF MICHIGAN  
County of Wayne

On this 17th day of February 1968 before me personally appeared Carrie Jones, a/k/a Carrie Jones

to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My Commission expires March 13, 1971

Ardis K. Adams  
Ardis K. Adams  
Notary Public,  
Wayne County, Michigan

When recorded return to:  
Mrs. Carrie Jones  
1515 Sycamore  
Wyandotte, Michigan 48192

Recording Fee \_\_\_\_\_  
U.S. Rev. Stamp \_\_\_\_\_  
Drafted by: \_\_\_\_\_  
Business address: \_\_\_\_\_

See note re P.A. 1963, No. 160, on reverse side  
NO REVENUE ATTACHED

CARL L. RHODES  
ATTORNEY AT LAW  
4073 WILSON AVE.  
ECORSE, MICHIGAN 48129  
Ok. DU. 6-5584 Res. DU. 1-3308

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1888

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE









NAME OF DECEDENT  
ADDRESS OF  
FURNER

CAREE		JANES		FEMALE		AUGUST 28, 1994	
86		NOVEMBER 10, 1907		WAYNE			
1515 SYCAMORE		HONKEMAKER		HONKEMAKER		1515 SYCAMORE	
375-50-0405		HONKEMAKER		HONKEMAKER		1515 SYCAMORE	
MICHIGAN		WAYNE		WAYANDOTTE		1515 SYCAMORE	
48192		GERMANY		WIDOWED		NO	
GERMAN		WHITE		O		Group 1 & 2	
JACOB HOLICKI		ANNA SEIDA					
JOSEPH JANES		1515 SYCAMORE		WAYANDOTTE, MICHIGAN 48192			
BURIAL		MT. CARMEL CEMETERY		WAYANDOTTE, MICHIGAN			
Spitz Jones - Alchman		6028		CZOPK FUNERAL HOME, INC		2157 OAK ST. WAYANDOTTE, MICHIGAN 48192	
Nata Anne Ceremonies							
N. Seldon M.D.		12811 NORTHLINE		SOUTHCATE, MICHIGAN 48195		029703	
August 31, 1994		11:15 PM					
William R. Griggs		August 31, 1994					

STATE OF MICHIGAN  
COUNTY OF WAYNE  
CITY OF WAYANDOTTE

Lot 270 Steel Plant S & B.  
h. 18, p 53 W & C

I, WILLIAM R. GRIGGS, City Clerk of the City of Wyandotte in said county and state, do hereby certify that the above is a true copy of a Certificate of DEATH on file in the office of the City Clerk of the City of Wyandotte.



In Witness Whereof I have hereunto set my hand and have caused the Corporate Seal of the City of Wyandotte to be hereunto affixed this.  
William R. Griggs  
WILLIAM R. GRIGGS  
CITY CLERK  
AUG 31 1994

Customer Code : Minnesota Order Number : 1412183 Request Date : 07/05/18 01:43:18

Loan/Case#: 354696 Municipality: Wyandotte Request Status: Completed  
 Property Address: 1515 SYCAMORE Property Zip: Complete Date: 07/06/18  
 Tax ID: 57-017-16-0270-000 Owner/Tax Payer: JANES, CARIE Transaction Type:  
 Property County: Wayne Life Of Loan: No  
 Legal Description: 04725 LOT 270 THE STEEL PLANT SUB T3S R11E L18 P53 WCR  
 Customer Notes: THE 2018 SUMMER TAX WILL NOT BE AVAILABLE UNTIL AFTER AUGUST 1, 2018

**Tax Search Results** (Current tax year amounts shown include Administrative Fees)

Kind	Year	Amount	Balance Due	Paid/Due	Pay
Summer	2017	\$1,147.99	\$0.00	Paid	12/18/17
Winter	2017	\$470.82	\$0.00	Paid	12/18/17
Delq. County	2016	\$1,473.53	\$1,473.53	Due	N/A

**Special Assessments Results**

Kind	Description	Roll Number	Balance Due	No. of Parts	Parts Paid	Parts Due
Miscellaneous Invoice #	GRASS CUTTING (06/06/18)	3107	\$200.00	1	0	1

**Charges Included In Current Taxes**

Kind	Description	Amount	Tax Kind	Year
Other	Outside Service	\$219.46	Winter	2017
SideWalk		\$23.80	Summer	2017

SEV Amount	Taxable Value	Principal Residence Exemption	School District	Tax Year Reporting
\$31,000.00	\$0.00	100%		2017

**Additional Search Results**

PAYOFF Good thru : July  
 2016 COUNTY : \$2128.22

Special Payoff amount:  
 GRASS CUTTING (06/06/18) \$200.00

**Additional Notes :**

\*\*\*TAX YEAR 2018 IS SUBJECT TO FORECLOSURE

NOTE: All Prior taxes & Special Assessments have been disclosed on this tax report unless otherwise noted.



**WAYNE COUNTY TREASURER  
CERTIFICATE OF FORFEITURE OF REAL PROPERTY**

I hereby certify that on, March 1, 2018 the following real property was forfeited to the Wayne County Treasurer for NON PAYMENT OF REAL PROPERTY TAX YEAR 2016.

This property will be titled absolutely in the name of Wayne County Treasurer if not redeemed on or before the March 31 immediately succeeding the entry in an uncontested case of a judgment foreclosing the property under MCL 211.78k, or in a contested case, 21 days after the entry of a judgment foreclosing the property under MCL211.78k.

Taxpayer's Name and Address: **CARIE JANES**  
**1515 SYCAMORE**  
**WYANDOTTE, MI 48192**

Property located in the CITY OF WYANDOTTE, WAYNE COUNTY, MI 48192  
Property ID No: 57017160270000

Property Description:  
**04725 LOT 270 THE STEEL PLANT SUB T3S R11E L18 P53 WCR**

*Wayne County info.*

Commonly known as: **1515 SYCAMORE, WYANDOTTE**

Dated this Day 03/20/2018



*Eric R. Sabree*

**Eric R. Sabree**

Wayne County Treasurer

## Jesus Plasencia

---

**From:** Joe Dehelian [jdehelian@guardiancareinc.com]  
**Sent:** Thursday, August 02, 2018 3:54 PM  
**To:** Jesus Plasencia  
**Subject:** Violations at 1515 Sycamore Wyandotte MI  
**Attachments:** Janes, Joe LOG.pdf

Hello Mr. Plasencia

Please find the attached Letter of Guardianship for Joe Janes who was listed as a legally incapacitated individual 01/22/2018 by the Wayne County Probate Court.

Our client will be unable to attend the Show Cause Hearing slated for 08/15/2018 as he resides in a nursing home.

Thank You

Joseph DeHelian  
Guardian Care, Inc.  
26615 Greenfield Road  
Southfield, MI 48076  
P. (248) 691-1100 ext. 114  
F. (248) 691-4666  
[jdehelian@guardiancareinc.com](mailto:jdehelian@guardiancareinc.com)

This message and any document accompanying or attached to this message are intended for the use of the individual or entity to which it is addressed (or intended to be addressed), and may contain information that is privileged and confidential. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please destroy the original message and all copies and notify Guardian Care, Inc. immediately by telephone at (248) 691-1100. Thank you.

STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF WAYNE

## LETTERS OF GUARDIANSHIP

FILE NO.

2017-833512-GA  
Judge Terrance A Keith

WWW.WCDC.US

In the matter of Joe Janes, Legally Incapacitated Individual

TO: Name and address

Guardian Care, Inc.  
26615 Greenfield Road  
Southfield, MI 48076  
(248)-691-1100

1. You have been appointed ☐ by will or other witnessed writing ☒ by the court as Full  
guardian of the individual named above. (Type of guardian (full, limited, temporary, etc.)

2. Having filed an acceptance of appointment, you have the care, custody, and control of that individual:

a. together with all authority and responsibilities granted and imposed by law.

b. except as follows:

The fiduciary may not relocate the ward out of the state without prior Probate Court authority.

3. These letters of guardianship expire on 3/19/2019  
Date

01/22/2018

Date

STEPHEN J. BOROWSKI

Attorney name (type or print)

30562

Bar no.

Judge Terrance A Keith

Bar no. 37738

PO BOX 111

Address

Attorney name (type or print)

Bar no.

Address

LINCOLN PARK, MI 48146-0111

City, state, zip

(248)-224-9389

Telephone no.

City, state, zip

Telephone no.

I certify that I have compared this copy with the original on file and that it is a correct copy of the whole of such original,  
and on this date, these letters are in full force and effect.

JAN 22 2018

Date

Deputy Probate Register

The Letters of Authority are valid only if issued with the raised seal of the Wayne County Probate Court.

Do not write below this line - For court use only

PC 633a(9/12) LETTERS OF GUARDIANSHIP

MCL 330.1631, MCL 700.5103, MCL 700.5214, MCL 700.5215(f), (g), MCL 700.5314(a), (e),  
MCL 700.5417, MCR 5.202, MCR 5.402(D), MCR 5.405(C), MCR 5.406(A), MCR 5.409

Guardian Care, Inc.  
26615 Greenfield Road  
Southfield, MI 48076

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

WHEREAS, a hearing has been held in the Office of the City Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on August 15, 2018; October 4, 2018; and January 15, 2019, and the property owner or other interested parties have been given opportunity to show cause, if any they had, why the structure at 1515 Sycamore Street, has not been repaired or demolished in accordance with the City's Property Maintenance Ordinance; AND

WHEREAS, the City Engineer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that the Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers on the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte on Monday, April 8, 2019, at 7:00 p.m. at which time all interested parties shall cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 1515 Sycamore Street; AND

BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first-class mail, in accordance with the provision of Section PM-107.4 of the Property Maintenance Ordinance the following interested parties:

Guardian Care Inc.  
ATTN: Joseph DeHelian  
26615 Greenfield Road  
Southfield MI 48076

Wayne County Treasurer  
Eric Sabree  
400 Monroe Street 5<sup>th</sup> Floor  
Detroit MI 48226

Stephen Borowski  
PO Box 11  
Lincoln Park MI 48146

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM #** **11**

**ITEM:** **Dangerous Structure at 3227 4<sup>th</sup> Street, Wyandotte, Michigan**

**PRESENTER:** Lou Parker, Hearing Officer



**INDIVIDUALS IN ATTENDANCE:** Lou Parker, Hearing Officer and Mark A. Kowalewski, City Engineer

**BACKGROUND:** On November 27, 2018, a Show Cause Hearing was held in the Engineering and Building Department regarding the dilapidated, deteriorated, dangerous and unsafe structure at 3227 4<sup>th</sup> Street, Wyandotte, Michigan. Attached are minutes of the Hearing and Property Maintenance Letters sent.

At the hearing, it was determined that if the proper permits were not secured and property repaired in accordance with the notice sent the matter would be referred to the City Council to proceed with demolition. As of the date of this communication, the violations have not been completed.

Therefore, in accordance with Section PM-107.6 Filings of Findings, the undersigned request that your Honorable Body set a hearing to Show Cause why the structure should not be demolished in accordance with Section PM-107.7 Council Action of the Wyandotte Property Maintenance Code.

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to maintaining and developing excellent neighborhoods.

**ACTION REQUESTED:** Schedule Show Cause Hearing to determine if the property should be demolished

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Schedule Show Cause Hearing before the City Council and proceed as resolved

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Approved form W. Look

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Letters dated 11/28/18;09/06/18; 09/05/18; 07/20/18; 11/02/17; 09/27/17;08/24/17; 07/20/17; Show Cause Hearing Minutes of 11/27/18 and 1/17/18 . Title Search

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date:

RESOLUTION by Councilperson \_\_\_\_\_

WHEREAS, hearings were held in the Office of the City Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on November 27, 2018 and January 17, 2018, and the property owner (s) or other interested parties have been given opportunity to show cause, if any they had, why the structure at 3227 4<sup>th</sup> Street, has not been repaired or demolished in accordance with the City's Property Maintenance Ordinance; AND

WHEREAS, the City Engineer has filed a report of his findings with this Council:

NOW, THEREFORE BE IT RESOLVED, that the Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers on the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte on Monday, \_\_\_\_\_ at 7:00 p.m. at which time all interested parties shall cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 3227 4<sup>th</sup> Street; AND

BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provision of Section PM-107.4 of the Property Maintenance Ordinance the following interested parties:

MSHDA  
735 E. Michigan Avenue  
Lansing, MI 48909

MSHDA  
16900 W. Capitol Dr.  
Brookfield, WI 53005

Stephanie Gates & Gerald Currie  
3637 Sentera Way  
Virginia Beach, VA 23452

**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

November 28, 2018

MSHDA  
735 E. Michigan Ave.  
Lansing, MI 48909

MSHDA  
16900 W. Capitol Dr.  
Brookfield, WI 53005

Stephanie Gates & Gerald Currie  
3637 Sentera Way  
Virginia Beach, VA 23452

**RE: 3227 4th**

This letter is to confirm that a Show Cause Hearing was held on Tuesday November 27, 2018. The hearing officer ordered that in accordance with Section PM-107.5 of the Wyandotte Property Maintenance Code, that the property must be repaired with proper permits obtained or demolished with 60 (sixty) days (January 28, 2019).

If you have any questions regarding the above mentioned matters, please contact the undersigned at 734-324-4551 or email: [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Sincerely,

Jesus Plasencia  
Assistant City Engineer  
Jp/de

Enclosures:  
November 27, 2018- Show Cause Hearing Minutes





## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

Date: September 06, 2018

MSHDA  
16900 W CAPITOL DR  
BROOKFIELD, WI 53005

STEPHANIE GATES  
3637 SENTERA WAY  
VIRGINIA BEACH, VA 23452

**RE: Property Maintenance Complaint at 3227 4TH**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

**AREA: Exterior**

Siding requires replace permit required PM304.2/304.6

**INSPECTOR COMMENTS:**

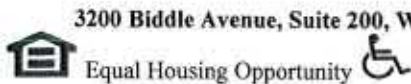
07/19/17 Replace sporadic missing pieces of siding and soffit on west, south, and east sides of building.  
08/23/17 No change. Siding and soffit remain missing.  
09/25/17 No change.  
10/30/17 No change.  
12/04/17 No change. Issue citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 Pieces remain missing, no change.  
08/20/18 No change.

**AREA: Porch - Front (On)**

Front porch requires repair PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Repair handrails on front steps (west side of home). North handrail is propped in place, south handrail is loose. Repair handrail anchorages and bottom step altogether.



3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)

An Equal Opportunity Employer

08/23/17 No change. Handrails and steps remain in disrepair.  
09/25/17 No change.  
10/30/17 No change. Front porch and handrails remain in disrepair.  
12/04/17 No change. Issue citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 No change.  
08/20/18 No change.

**AREA: Porch - Rear (On)**

Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required  
PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Rear porch has areas peeling (4x4 columns and overhead stringers); these require a scrape and paint. Second story balcony has wood rails curling and fallen. Secure balcony. Scrape and paint balcony. Balcony screen door not secured and blows in the wind.  
08/23/17 No change. Rear porch, balcony, and screen door remain in disrepair.  
10/30/17 No change.  
12/04/17 No change. Issue Citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 No change.  
08/20/18 Screen door secured shut, but porch/balcony remain in disrepair.

**AREA: Roof**

Roof requires repair PM304.7

**INSPECTOR COMMENTS:**

07/19/17 Entire upper roof covered with brown tarp. Address any shingle or flashing issues. Permit likely required.  
08/23/17 No change. The elements have deteriorated the brown tarp; pieces of the tarp are blowing in the wind.  
09/25/17 No change.  
10/30/17 No change. Shredded pieces of tarp litter the yard.  
12/04/17 No change. Issue citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 Shredded tarp remains, no change.  
08/20/18 No change.

Failure to correct the cited property maintenance violations by October 06, 2018 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4551 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia  
Assistant City Engineer



## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

September 5, 2018

MSHDA  
16900 W Capitol Dr  
Brookfield, WI 53005

Stephanie Gates  
3637 Sentera Way  
Virginia Beach, VA 23452

RE: Tax ID No. 57-015-30-0001-002  
3227 4<sup>th</sup>  
Wyandotte, Michigan

To Whom It May Concern:

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. A site inspections were performed July 19, 2017, August 23, 2017, September 25, 2017, October 30, 2017, December 4, 2017, March 20, 2018, July 19, 2018, and August 20, 2018, and the inspections revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist. Further, a check of the records at the Wyandotte Department of Municipal Services indicates that the electric and water utilities were terminated in July of 2016. The structure appears to have been vacant for over six (6) months.

**Due to the lack of maintenance of the property at 3227 4<sup>th</sup> as noted by the attached violations, and the lack of occupancy, the undersigned deems the structures to be unsafe and dangerous.**

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

### Section PM-110 Demolition:

**PM-110.1 General:** The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

### Section PM-202.0 General Definitions:

**Dangerous Buildings:** A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:



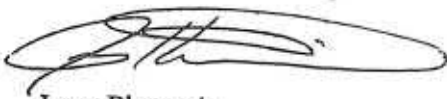
- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:
- (i) A building or structure as to which the owner or agent does both of the following:
    - (a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
    - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
  - (ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

**Failure to correct the cited violations, maintain and occupy the structure by October 6, 2018, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structures should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.**

Thank you for your cooperation in this matter. If you have any questions regarding this matter, please feel free to contact the undersigned at (734) 324-4558, or by email at [jplasencia@wyandotte.mi.gov](mailto:jplasencia@wyandotte.mi.gov).

Very truly yours,



Jesus Plasencia  
Assistant City Engineer

Attachments: Property Maintenance Checklist  
Article VII Abandoned Residential Structure

Notary Public, Wayne County  
My commission expires: 7-25-22

## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

Date: July 20, 2018

MSHDA  
16900 W CAPITOL DR  
BROOKFIELD, WI 53005

STEPHANIE GATES  
3637 SENTERA WAY  
VIRGINIA BEACH, VA 23452

**RE: Property Maintenance Complaint at 3227 4TH**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

**AREA: Exterior**

Siding requires replace permit required PM304.2/304.6

**INSPECTOR COMMENTS:**

07/19/17 Replace sporadic missing pieces of siding and soffit on west, south, and east sides of building.  
08/23/17 No change. Siding and soffit remain missing.  
09/25/17 No change.  
10/30/17 No change.  
12/04/17 No change. Issue citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 Pieces remain missing, no change.

**AREA: Porch - Front (On)**

Front porch requires repair PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Repair handrails on front steps (west side of home). North handrail is propped in place, south handrail is loose. Repair handrail anchorages and bottom step altogether.  
08/23/17 No change. Handrails and steps remain in disrepair.  
09/25/17 No change.

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity



An Equal Opportunity Employer



10/30/17 No change. Front porch and handrails remain in disrepair.  
12/04/17 No change. Issue citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 No change.

**AREA: Porch - Rear (On)**

Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Rear porch has areas peeling (4x4 columns and overhead stringers); these require a scrape and paint. Second story balcony has wood rails curling and fallen. Secure balcony. Scrape and paint balcony. Balcony screen door not secured and blows in the wind.  
08/23/17 No change. Rear porch, balcony, and screen door remain in disrepair.  
10/30/17 No change.  
12/04/17 No change. Issue Citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 No change.

**AREA: Roof**

Roof requires repair PM304.7

**INSPECTOR COMMENTS:**

07/19/17 Entire upper roof covered with brown tarp. Address any shingle or flashing issues. Permit likely required.  
08/23/17 No change. The elements have deteriorated the brown tarp; pieces of the tarp are blowing in the wind.  
09/25/17 No change.  
10/30/17 No change. Shredded pieces of tarp litter the yard.  
12/04/17 No change. Issue citation.  
03/20/18 No change. Refer to show cause hearing minutes.  
07/19/18 Shredded tarp remains, no change.

**AREA: Yard (Back)**

Fence requires removal / replace / repair PM303.7

**INSPECTOR COMMENTS:**

07/19/17 Rear yard gate (cyclone, south side) is off hinges and unable to close. Repair gate.  
08/23/17 No change. gate remains in disrepair.  
09/25/17 No change.  
10/30/17 No change.  
12/04/17 Gate is closed and appears operational .  
07/19/18 Gate propped in place.

Failure to correct the cited property maintenance violations by August 19, 2018 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4551 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia  
Assistant City Engineer

## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

Date: November 02, 2017

FINAL NOTICE  
FIRST CLASS MAIL

MSHDA  
16900 W CAPITOL DR  
BROOKFIELD, WI 53005

**RE: Property Maintenance Complaint at 3227 4TH**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

**AREA: Exterior**

Siding requires replace permit required PM304.2/304.6

**INSPECTOR COMMENTS:**

07/19/17 Replace sporadic missing pieces of siding and soffit on west, south, and east sides of building.

08/23/17 No change. Siding and soffit remain missing.

09/25/17 No change.

10/30/17 No change. Issue civil infraction.

**AREA: Porch - Front (On)**

Front porch requires repair PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Repair handrails on front steps (west side of home). North handrail is propped in place, south handrail is loose. Repair handrail anchorages and bottom step altogether.

08/23/17 No change. Handrails and steps remain in disrepair.

09/25/17 No change.

10/30/17 No change. Front porch and handrails remain in disrepair. Issue citation.

**AREA: Porch - Rear (On)**

Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Rear porch has areas peeling (4x4 columns and overhead stringers); these require a scrape and paint. Second story balcony has wood rails curling and fallen. Secure balcony. Scrape and paint balcony. Balcony screen door not secured and blows in the wind.

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity



An Equal Opportunity Employer

## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

08/23/17 No change. Rear porch, balcony, and screen door remain in disrepair.  
10/30/17 No change. Issue citation.

### AREA: Roof

Roof requires repair PM304.7

#### INSPECTOR COMMENTS:

07/19/17 Entire upper roof covered with brown tarp. Address any shingle or flashing issues. Permit likely required.  
08/23/17 No change. The elements have deteriorated the brown tarp; pieces of the tarp are blowing in the wind.  
09/25/17 No change.  
10/30/17 No change. Shredded pieces of tarp litter the yard. Issue citation.

### AREA: Yard (Back)

Fence requires removal / replace / repair PM303.7

#### INSPECTOR COMMENTS:

07/19/17 Rear yard gate (cyclone, south side) is off hinges and unable to close. Repair gate.  
08/23/17 No change. gate remains in disrepair.  
09/25/17 No change.  
10/30/17 No change. Issue citation.

Requires prevention of weeds PM303.4

#### INSPECTOR COMMENTS:

07/19/17 Several weeds in back yard have overgrown into small trees. Remove these weeds.  
08/23/17 No change. Overgrown weeds continue to consume south lot line.  
09/25/17 No change.  
10/30/17 Some weeds gone with current weather, but fence line remains engrossed in weed trees. Issue citation.

Failure to correct the cited property maintenance violations by December 02, 2017 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4558 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia  
Building Inspector

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity



An Equal Opportunity Employer



## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

## MAYOR

Joseph R. Peterson

## COUNCIL

Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

Date: September 27, 2017

**FINAL NOTICE**  
**FIRST CLASS MAIL**

MSHDA  
16900 W CAPITOL DR  
BROOKFIELD, WI 53005

**RE: Property Maintenance Complaint at 3227 4TH**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

**AREA: Exterior**

Siding requires replace-permit required PM304.2/304.6

**INSPECTOR COMMENTS:**

07/19/17 Replace sporadic missing pieces of siding and soffit on west, south, and east sides of building.

08/23/17 No change. Siding and soffit remain missing.

09/25/17 No change.

**AREA: Porch - Front (On)**

Front porch requires repair PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Repair handrails on front steps (west side of home). North handrail is propped in place, south handrail is loose. Repair handrail anchorages and bottom step altogether.

08/23/17 No change. Handrails and steps remain in disrepair.

09/25/17 No change.

**AREA: Porch - Rear (On)**

Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required PM304.10/304.11

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity



An Equal Opportunity Employer

**INSPECTOR COMMENTS:**

07/19/17 Rear porch has areas peeling (4x4 columns and overhead stringers); these require a scrape and paint. Second story balcony has wood rails curling and fallen. Secure balcony. Scrape and paint balcony. Balcony screen door not secured and blows in the wind.

08/23/17 No change. Rear porch, balcony, and screen door remain in disrepair.

**AREA: Roof**

Roof requires repair PM304.7

**INSPECTOR COMMENTS:**

07/19/17 Entire upper roof covered with brown tarp. Address any shingle or flashing issues. Permit likely required.

08/23/17 No change. The elements have deteriorated the brown tarp; pieces of the tarp are blowing in the wind.

09/25/17 No change.

**AREA: Yard (Back)**

Fence requires removal / replace / repair PM303.7

**INSPECTOR COMMENTS:**

07/19/17 Rear yard gate (cyclone, south side) is off hinges and unable to close. Repair gate.

08/23/17 No change. Gate remains in disrepair.

09/25/17 No change.

Requires prevention of weeds PM303.4

**INSPECTOR COMMENTS:**

07/19/17 Several weeds in back yard have overgrown into small trees. Remove these weeds.

08/23/17 No change. Overgrown weeds continue to consume south lot line.

09/25/17 No change.

Failure to correct the cited property maintenance violations by October 27, 2017 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4558 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia

Building Inspector

## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

## MAYOR

Joseph R. Peterson

## COUNCIL

Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald C. Schultz

Date: August 24, 2017

SECOND NOTICE  
FIRST CLASS MAIL

MSHDA  
16900 W CAPITOL DR  
BROOKFIELD, WI 53005

### RE: Property Maintenance Complaint at 3227 4TH

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

#### AREA: Exterior

Siding requires replace-permit required PM304.2/304.6

#### INSPECTOR COMMENTS:

07/19/17 Replace sporadic missing pieces of siding and soffit on west, south, and east sides of building.  
08/23/17 No change. Siding and soffit remain missing.

15

#### AREA: Porch - Front (On)

Front porch requires repair PM304.10/304.11

#### INSPECTOR COMMENTS:

07/19/17 Repair handrails on front steps (west side of home). North handrail is propped in place, south handrail is loose. Repair handrail anchorages and bottom step altogether.  
08/23/17 No change. Handrails and steps remain in disrepair.

#### AREA: Porch - Rear (On)

Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required PM304.10/304.11

#### INSPECTOR COMMENTS:

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



Equal Housing Opportunity



An Equal Opportunity Employer

07/19/17 Rear porch has areas peeling (4x4 columns and overhead stringers); these require a scrape and paint. Second story balcony has wood rails curling and fallen. Secure balcony. Scrape and paint balcony. Balcony screen door not secured and blows in the wind.

08/23/17 No change. Rear porch, balcony, and screen door remain in disrepair.

**AREA: Roof**

Roof requires repair PM304.7

**INSPECTOR COMMENTS:**

07/19/17 Entire upper roof covered with brown tarp. Address any shingle or flashing issues. Permit likely required.

08/23/17 No change. The elements have deteriorated the brown tarp; pieces of the tarp are blowing in the wind.

**AREA: Yard (Back)**

Fence requires removal / replace / repair PM303.7

**INSPECTOR COMMENTS:**

07/19/17 Rear yard gate (cyclone, south side) is off hinges and unable to close. Repair gate.

08/23/17 No change. gate remains in disrepair.

Requires prevention of weeds PM303.4

**INSPECTOR COMMENTS:**

07/19/17 Several weeds in back yard have overgrown into small trees. Remove these weeds.

08/23/17 No change. Overgrown weeds continue to consume south lot line.

Failure to correct the cited property maintenance violations by September 24, 2017 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4558 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia  
Building Inspector



## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

## MAYOR

Joseph R. Peterson

## COUNCIL

Robert Alderman

Chris Calvin

Robert A. DeSana

Megan Maiani

Leonard T. Sabuda

Donald C. Schultz

Date: July 20, 2017

FIRST CLASS MAIL

MSHDA  
16900 W CAPITOL DR  
BROOKFIELD, WI 53005

**RE: Property Maintenance Complaint at 3227 4TH**

Dear Owner:

The City of Wyandotte Department of Engineering and Building has received a complaint regarding the condition of your building. A field inspection verified that your building is in violation of the Wyandotte Property Maintenance Ordinance. See the violations below:

**AREA: Exterior**

Siding requires replace permit required PM304.2/304.6

**INSPECTOR COMMENTS:**

07/19/17 Replace sporadic missing pieces of siding and soffit on west, south, and east sides of building.

**AREA: Porch - Front (On)**

Front porch requires repair PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Repair handrails on front steps (west side of home). North handrail is propped in place, south handrail is loose. Repair handrail anchorages and bottom step altogether.

**AREA: Porch - Rear (On)**

Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required PM304.10/304.11

**INSPECTOR COMMENTS:**

07/19/17 Rear porch has areas peeling (4x4 columns and overhead stringers); these require a scrape and paint. Second story balcony has wood rails curling and fallen. Secure balcony. Scrape and paint balcony. Balcony screen door not secured and blows in the wind.

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-556-3179 email: [engineering1@wyandotte.org](mailto:engineering1@wyandotte.org)



Equal Housing Opportunity



An Equal Opportunity Employer



**AREA: Roof**

Roof requires repair PM304.7

**INSPECTOR COMMENTS:**

07/19/17 Entire upper roof covered with brown tarp. Address any shingle or flashing issues. Permit likely required.

**AREA: Yard (Back)**

Fence requires removal / replace / repair PM303.7

**INSPECTOR COMMENTS:**

07/19/17 Rear yard gate (cyclone, south side) is off hinges and unable to close. Repair gate.

Requires prevention of weeds PM303.4

**INSPECTOR COMMENTS:**

07/19/17 Several weeds in back yard have overgrown into small trees. Remove these weeds.

Failure to correct the cited property maintenance violations by August 20, 2017 will result in this Department proceeding with Section PM-106.0 Violations of the Property Maintenance Code. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing to be held.

If you require an explanation or have any questions regarding said violation(s), please contact the undersigned at 734-324-4558 or email [jplasencia@wyandottemi.gov](mailto:jplasencia@wyandottemi.gov).

Very truly yours,

Jesus Plasencia  
Building Inspector





















# Minnesota Title Agency

Main Office-Title Dept.  
32500 Schoolcraft Road  
Livonia, MI 48150

(734) 421-4000  
Fax (734) 421-0047

Allen Park Office-Escrow Dept.  
7326 Allen Road  
Allen Park, MI 48101

(313) 381-6313  
Fax (313) 381-7901

## TITLE SEARCH CERTIFICATE

File No: **356116**

Page 1

Statement furnished to: City of Wyandotte  
Certified to: February 4, 2019 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

South 1/2 of Lot 1, Block 106, Plat of Part of Wyandotte Subdivision, as recorded in Liber 1, Pages 56 and 57 of Plats, Wayne County Records.

3227 4th

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from October 8, 2010 at 8:00 A.M. to February 4, 2019 at 8:00 A.M. except the following:

Last Deed Holder of record: Michigan State Housing Development Authority

TAXES: Item No(s). 57-015-30-0001-002  
2018 City paid \$2,202.99  
2018 County paid \$780.82

ASSESSMENTS: None.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri or John C. Cuschieri

**SHOW CAUSE HEARING MINUTES  
3227 4<sup>TH</sup> NOVEMBER 27, 2018 MINUTES**

**PRESENT:**

Mark Kowalewski	City Engineer
Jesus Plasencia	Assistant City Engineer
Lou Parker	Hearing Officer
Danielle Eichler	Secretary

The Hearing was called to order by Mark Kowalewski at 3:05 p.m.

The Owner or Representative did not appear at the Hearing.

Mr. Parker stated that the property is owned by MSHDA and the company representing them (Loan Care) is located in Virginia Beach. Mr. Parker stated there has not been any recent communication from either. The utilities have been off since 2016, and the taxes are current.

Mr. Plasencia stated that he had spoke with Stephanie at Loan Care on August 28, 2018. Stephanie stated they were currently soliciting bids to demo the property. Mr. Plasencia stated that based on the last conversation, it seemed to him that Loan Care was not concerned about repairing the property anymore.

Mr. Kowalewski asked what condition the property was currently in.

Mr. Plasencia stated the main issues with the home were the roof and the back porch; there was nothing but boards and shreds of tarps left on the roof.

Mr. Kowalewski wondered why Stephanie from Loan Care did not follow thru with demolition.

Mr. Plasencia stated he was not sure why the home was not demolished. He stated he spoke with Stephanie at Loan Care on March 23, 2018. She stated she was aware of the last show cause hearing order, and MSHDA required multiple bids before they could make repairs. Mr. Plasencia stated on July 19, 2018 he spoke with Gerald Currie of Loan Care, and Mr. Currie was going to secure the home, and informed him that Loan Care was currently soliciting bids to have the roof repaired.

Mr. Parker ordered that the property must be repaired with proper permits obtained or demolished within 60 (sixty) days (January 28, 2019).

**SHOW CAUSE HEARING MINUTES**  
**3227 – 4<sup>th</sup> Street**  
**January 17, 2018**

**PAGE 1 OF 1**

PRESENT: Mark Kowalewski, City Engineer  
Lou Parker, Hearing Officer  
Jesus Plasencia, Assistant City Engineer  
Peggy Green, recording secretary

The Hearing was called to order at 8:40 a.m. by Mark Kowalewski, City Engineer.

The Owner or Representative did not appear at the hearing.

Mr. Parker stated that he went by the property on Sunday (1-14-18), and nothing has been done, no change in the property. Mr. Plasencia added that he also has been by the property, and nothing has been done.

Mr. Parker commented that the property is located 3' from a parking lot in the rear, the stairs and porch are in bad shape, and the guardrails on the front are falling off.

Mr. Plasencia stated that the property is being handled by a management company, and he has been dealing with Stephanie Gates (who is located in Virginia) who is dealing with MSHDA. Mr. Plasencia continued that Ms. Gates had contacted MSHDA and the property was put out for bid, and the repairs are extensive and expensive, and she was waiting to hear more details by the end of November. In December she still had no response from MSHDA, and asked that this hearing be scheduled. Ms. Gates had indicated that she was not sure if MSHDA was going to repair the building or demolish it. Mr. Plasencia added that a notice of this hearing was sent to Ms. Gates.

Mr. Kowalewski asked how the City is aware that the property is vacant. It was confirmed with Municipal Service that utilities have been cut since July 26, 2016.

Mr. Kowalewski commented that the City has not heard what MSHD's intentions are.

Mr. Parker stated that the property must be repaired (with proper permits obtained) or demolished within 60 days (March 18, 2018).

Mr. Kowalewski asked Mr. Plasencia if he knew the lot size. Mr. Plasencia commented that it is more wide than deep.



# Minnesota Title Agency

Main Office-Title Dept.  
32500 Schoolcraft Road  
Livonia, MI 48150

(734) 421-4000  
Fax (734) 421-0047

Allen Park Office-Escrow Dept.  
7326 Allen Road  
Allen Park, MI 48101

(313) 381-6313  
Fax (313) 381-7901

## TITLE SEARCH CERTIFICATE

File No: **355127**

Page 1

Statement furnished to: City of Wyandotte  
Certified to: August 17, 2018 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

South 1/2 of Lot 1, Block 106, Plat of Part of Wyandotte Subdivision, as recorded in Liber 1, Pages 56 and 57 of Plats, Wayne County Records.

3227 4th Street

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from October 8, 2010 at 8:00 A.M. to August 17, 2018 at 8:00 A.M. except the following:

Last Deed Holder of record: Michigan State Housing and Urban Development Authority

TAXES: Item No(s). 57-015-30-0001-002  
2017 County paid \$764.82  
2018 City due \$2,202.99 plus interest and penalty, if any

ASSESSMENTS: None.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri or John C. Cuschieri



Cycle: 2

Route: 38

Work Order Type: **EL**

Status: COMPLETED

Date Filed: **07/25/2016**Work Order #: **00077462**

Location ID: 4TH -003227-0000-05

Account #: 000000-059436

Scheduled Date/Time: **07/25/2016 08:00 AM**

Assigned To:

Scheduled By: ylight

**Service Address****3227 4TH****Customer Information**

BELLI, LAWRENCE R

3134 4TH APT 1

WYANDOTTE, MI 48192

7343415750

Comments: \_\_\_\_\_

**Work Description: TURN OF EL**Result: **READ 30543 OFF**  
**LAMOUREUX 7/26**  
HZ**Service Information**Service Name: **EL**

Current Read Info. 0

Previous Read Info. 30543

07/25/2016

Actual

Meter Type: **I**

Size:

**200 AMP**MeterID: **13576291**

Serial #:

**47570E**

Location: RIGHT FRONT

**Task Information**

DISCONNECT EL

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

WHEREAS, hearings were held in the Office of the City Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on November 27, 2018 and January 17, 2018, and the property owner (s) or other interested parties have been given opportunity to show cause, if any they had, why the structure at 3227 4<sup>th</sup> Street, has not been repaired or demolished in accordance with the City's Property Maintenance Ordinance; AND

WHEREAS, the City Engineer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that the Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers on the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte on Monday, April 8, 2019, at 7:00 p.m. at which time all interested parties shall cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 3227 4<sup>th</sup> Street; AND

BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provision of Section PM-107.4 of the Property Maintenance Ordinance the following interested parties:

MSHDA  
735 E. Michigan Avenue  
Lansing, MI 48909

MSHDA  
16900 W. Capitol Dr.  
Brookfield, WI 53005

Stephanie Gates & Gerald Currie  
3637 Sentera Way  
Virginia Beach, VA 23452

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM #** **12**

**ITEM:**    **Engineering and Building Department – 2019 Sanitary Sewer Repairs**

**PRESENTER:** Mark Kowalewski, City Engineer



**INDIVIDUALS IN ATTENDANCE:** Mark Kowalewski – City Engineer

**BACKGROUND:** The City has an ongoing sewer cleaning, televising, and repairing procedure in place pursuant to the Stormwater, Asset Management, and Wastewater (SAW) Grant. The current section of the City being addressed is 70% cleaned and televised. The remaining 30% of cleaning and televising is ongoing and is scheduled to be completed in May of 2019. The portions cleaned and televised to date have been evaluated. Several sewer locations have been identified as needing repair. There are two ways to repair the damaged sewer: (1) open cut sewer replacement and (2) relining of existing sewer. Open cut is generally cheaper for smaller lengths of repair. Relining is generally cheaper for long runs of repair, especially under pavement. However, relining is not an option when sewer is severely damaged.

Of the sewers cleaned and televised in the current section, forty-five (45) open cut sites were determined to need repair via open cut. These sites were advertised for repair and bids for the 2019 Sanitary Sewer Repairs were opened and read aloud on February 4<sup>th</sup>, 2019 (attached). The low bidder requested to withdraw their bid (attached). Therefore, the recommendation is to award the Contract to the next lowest bidder, GV Cement, in the amount of \$673,207.00.

The remaining 30% of cleaning and televising is anticipated to require an additional \$325,000 of repairs. Thus, the total cost to repair this section is estimated at nearly \$1,000,000. The remaining portion of the repairs could be advertised for bid or the proposed contract could be extended to cover the repairs in the remaining the 30% of the section. Existing contract unit rates would be maintained.

The sites determined to be relined are estimated to cost \$500,000. The City currently has a contract with Liqui-Force for the relining portion of the repairs. A recommendation on these repairs will be forthcoming.

At the December 11, 2017 Council Meeting, it was estimated that all anticipated repairs would be \$1,800,000. Our current estimate is \$1,500,000. Currently, there is \$900,000 budgeted for repairs in the Sewer Fund so award of the Contract to G.V. Cement is recommended.

Requests will be made to the TIFA and DDA to request participation in this Project overall. A future recommendation will be forthcoming regarding financing of the overall project.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in continuing to provide safe and functional utilities to Wyandotte Residents.

**ACTION REQUESTED:** Approve the award of the 2019 Sanitary Sewer Repairs Contract to GV Cement in the amount of \$673,207.00.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** The 2019 Sanitary Sewer Repairs will be funded from 590-200-926-310 in the amount of \$673,207.00. Total budgeted expenditures are \$900,000.

**IMPLEMENTATION PLAN:** If approved by City Council, authorize the Mayor and City Clerk to sign the contract.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** *Shrysdale*

**LEGAL COUNSEL'S RECOMMENDATION:** Reviewed [W. Look](#)

**MAYOR'S RECOMMENDATION:** *Alt.*

**LIST OF ATTACHMENTS:** Proposed Resolution, Bid Summary, E-mail from Inner City Contracting withdrawing their low Bid, December 11, 2017, SAW Grant Information

**RESOLUTION**

DATE:

RESOLUTION by Councilperson \_\_\_\_\_

RESOLVED that Council agrees with the recommendation of the City Engineer and APPROVES the award to GV Cement, Brownstown MI, for the 2019 Sanitary Sewer Repairs in the amount of \$673,207.00 from account 590-200-926-310; AND

BE IT RESOLVED that the Mayor and City Clerk are authorized to execute the execution of this contract.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

**YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

**NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Joseph Jenkins

---

**From:** Curtis Johnson <curtis@innercitycontracting.com>  
**Sent:** Wednesday, February 6, 2019 10:16 AM  
**To:** Joseph Jenkins  
**Cc:** morehouse\_88@yahoo.com  
**Subject:** Bid Withdrawl

Mr. Jenkins,

Inner City Contracting LLC. submitted the low bid of \$499,493 for the "Sanitary Sewer Repairs 2019 File #4755" Project which bid Monday, February 4, 2019. We were using a new estimating software system, and have made an error in our bid submittal. We would like to know the possibility of withdrawing our bid for this reason.

It is our understanding based on Section 1.03.01b Subpart (h) of the Project Specifications, that Bid Price is only one of ten (10) criteria used by the City of Wyandotte to determine award to a particular Contractor.

Please let us know your thoughts, and thank you for your understanding.

**Curtis Johnson**  
Managing Member  
Inner City Contracting LLC.

Thank you,

**Curtis K. Johnson**

*President*

**313-402-9178 Cell**

**Inner City Contracting LLC**



**Bid Tabulation Results**  
**File #4755 Sanitary Sewer Repairs 2019**

	Inner City	GV Cement	Pizzo Development	CI Contracting	Bidigare
	Detroit, MI	Brownstown, MI	Wyandotte, MI	Joliet, IL	Plymouth, MI
Site #1	\$7,180.00	\$10,790.00	\$11,475.00	\$16,666.00	\$20,875.00
Site #2	\$14,670.00	\$21,630.00	\$20,800.00	\$29,664.00	\$36,725.00
Site #3	\$3,115.00	\$4,650.00	\$4,895.00	\$9,664.00	\$10,075.00
Site #4	\$6,140.00	\$9,300.00	\$8,880.00	\$18,768.00	\$16,450.00
Site #5	\$2,270.00	\$3,460.00	\$3,700.00	\$6,764.00	\$6,760.00
Site #6	\$14,330.00	\$21,566.00	\$20,006.00	\$28,111.00	\$37,980.00
Site #7	\$10,475.00	\$15,790.00	\$14,850.00	\$19,210.00	\$28,675.00
Site #8	\$9,365.00	\$13,820.00	\$14,700.00	\$17,237.00	\$24,175.00
Site #9	\$8,816.00	\$13,566.00	\$16,666.00	\$29,976.00	\$25,235.00
Site #10	\$12,566.00	\$16,666.00	\$15,446.00	\$32,287.00	\$36,006.00
Site #11	\$20,778.00	\$26,136.00	\$32,720.00	\$70,448.00	\$65,340.00
Site #12	\$2,245.00	\$2,940.00	\$5,050.00	\$11,469.00	\$9,625.00
Site #13	\$9,146.00	\$12,466.00	\$12,666.00	\$23,226.00	\$28,630.00
Site #14	\$11,801.00	\$15,866.00	\$18,280.00	\$26,643.00	\$31,230.00
Site #15	\$13,960.00	\$19,060.00	\$20,770.00	\$32,666.00	\$37,750.00
Site #16	\$4,075.00	\$6,850.00	\$6,050.00	\$10,560.00	\$14,375.00
Site #17	\$17,940.00	\$26,660.00	\$27,700.00	\$36,418.00	\$50,460.00
Site #18	\$10,965.00	\$16,260.00	\$17,150.00	\$29,097.00	\$32,925.00
Site #19	\$6,726.00	\$10,075.00	\$10,097.00	\$21,081.00	\$17,960.00
Site #20	\$1,466.00	\$2,220.00	\$3,800.00	\$6,466.00	\$6,600.00
Site #21	\$3,495.00	\$5,280.00	\$5,940.00	\$13,728.00	\$10,800.00
Site #22	\$3,320.00	\$4,880.00	\$5,640.00	\$10,560.00	\$10,500.00
Site #23	\$1,215.00	\$1,790.00	\$2,050.00	\$12,914.00	\$9,500.00
Site #24	\$10,405.00	\$13,910.00	\$15,415.00	\$28,291.00	\$31,700.00
Site #25	\$7,310.00	\$10,840.00	\$11,620.00	\$26,956.00	\$24,850.00
Site #26	\$10,138.00	\$13,473.00	\$17,220.00	\$36,447.00	\$30,640.00
Site #27	\$1,165.00	\$1,760.00	\$3,050.00	\$10,864.00	\$7,975.00
Site #28	\$4,160.00	\$6,100.00	\$6,800.00	\$13,160.00	\$13,375.00
Site #29	\$6,495.00	\$9,290.00	\$10,175.00	\$21,629.00	\$21,000.00
Site #30	\$9,280.00	\$13,410.00	\$14,440.00	\$33,411.00	\$31,750.00
Site #31	\$14,339.00	\$20,745.00	\$21,690.00	\$64,614.00	\$56,000.00
Site #32	\$3,553.00	\$4,633.00	\$5,130.00	\$16,203.00	\$12,490.00
Site #33	\$4,190.00	\$6,080.00	\$5,300.00	\$14,666.00	\$14,000.00
Site #34	\$25,086.00	\$33,646.00	\$39,300.00	\$86,228.00	\$77,430.00
Site #35	\$5,540.00	\$12,670.00	\$11,660.00	\$15,563.00	\$24,748.00
Site #36	\$11,290.00	\$5,030.00	\$5,530.00	\$13,550.00	\$12,450.00
Site #37	\$5,388.00	\$7,918.00	\$7,897.00	\$28,421.00	\$16,365.00
Site #38	\$12,921.00	\$17,236.00	\$18,996.00	\$61,012.00	\$36,630.00
Site #39	\$975.00	\$1,375.00	\$4,650.00	\$9,906.00	\$10,000.00
Site #40	\$26,925.00	\$40,100.00	\$41,470.00	\$71,049.00	\$84,226.00
Site #41	\$24,318.00	\$33,633.00	\$38,690.00	\$63,670.00	\$67,496.00
Site #42	\$22,635.00	\$34,140.00	\$36,430.00	\$72,281.00	\$80,775.00
Site #43	\$9,648.00	\$12,864.00	\$14,286.00	\$23,154.00	\$27,420.00
Site #44	\$10,810.00	\$15,120.00	\$31,890.00	\$64,113.00	\$48,450.00
Site #45	\$72,651.00	\$76,198.00	\$72,762.00	\$136,864.00	\$148,425.00
<b>TOTAL</b>	<b>\$499,493.00</b>	<b>\$673,207.00</b>	<b>\$739,959.00</b>	<b>\$1,420,237.00</b>	<b>\$1,444,258.00</b>

<b>TIFA TOTAL</b>	<b>DDA TOTAL</b>	<b>OUTSIDE TIFA/DDA TOTAL</b>
<b>\$576,473.50</b>	<b>\$96,733.50</b>	<b>\$0.00</b>

Denotes 1/2 TIFA and 1/2 DDA, the totals for these sites were divided by two and included in the calculations for TIFA (Red) and DDA (Yellow).

Mark

**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2017-561**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,  
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL  
BUILDING.

UNDER THE DATE OF: December 11, 2017

MOVED BY: Councilperson Calvin

SUPPORTED BY: Councilperson Alderman

BE IT RESOLVED that the City accepts the Grant Agreement with the Michigan Department of  
Environmental Quality for Stormwater, Asset Management and Wastewater (SAW) in the amount of  
\$1,419,030; AND

BE IT FURTHER RESOLVED that the Financial Director is to submit budget amendments to the  
Sewer Fund 590-200-926-310 to pay for matching and cost of additional anticipated sewer repairs.  
Motion unanimously carried.

**I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the  
foregoing is a true and complete copy of the resolution adopted by the City Council on December  
11, 2017 said meeting was conducted and public notice of said meeting was given pursuant to and  
in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.**

  
Lawrence S. Stec  
City Clerk



**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** December 11, 2017

**AGENDA ITEM #** X

**ITEM:** Stormwater, Asset Management and Wastewater (SAW) Grant

**PRESENTER:** Mark A. Kowalewski, City Engineer



**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski, City Engineer

**BACKGROUND:** The City's grant application of November 26, 2013, to the Department of Environmental Quality (DEQ) for Stormwater, Asset Management and Wastewater (SAW) Program has been approved for the amount of \$1,419,030. The total Project is \$1,669,818. The City's matching amount is \$250,788. Employee costs of approximately \$160,000 are eligible for reimbursement making the City's net monetary cost approximately \$90,788.

The Grant start date is January 1, 2013, with an end date of December 1, 2020. Upon signing the Grant, the City will be immediately reimbursed 90% of the \$251,991.27 already spent for cleaning and television sewers by Contractors and City Employees' oversight.

The cleaning and televising of sewers is an activity the City would need to do regardless of receiving this Grant. The other expenditures include inventorying the City's sewers, condition assessment, geographic information system (GIS), level of service study, training and rate structure development. These item would not be required if the City did not receive the grant. These additional activities will bring Wyandotte up to date with computer information regarding the sewer system.

When cleaning and televising sewers, defects in the system are found. These defects will need to be repaired. It is estimated that the \$536,000 in cleaning and televising to be completed will require approximately \$1,800,000 in repairs to defects that are discovered. Repairs are not eligible for this grant funding.

The City typically budgets \$274,800 annually for cleaning, televising and repairing sewers. Since increased cleaning and televising will increase the number of repairs to \$1,800,000 then additional money will need to be budgeted for repairs. This should be budgeted over the next two (2) budget years to provide time to complete the other grant activities. Future year budgets would be reduced as the entire City will be televised within this shorter time frame (see attached revised budget).

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to enhancing the community's quality of life by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods, promoting the finest in design, amenities and associated infra-structure improvements in all new developments

**ACTION REQUESTED:** Accept the Grant and revise the budget

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Account #590-200-926-310 for 2017-2018 budget year increased revenue of \$514,792.00; increase expenditures from \$320,000 to \$1,213,200; see attached chart for future year budget recommendations.



**IMPLEMENTATION PLAN:** Submit Grant Agreement, process reimbursement for costs incurred, complete approved grant activities.

**COMMISSION RECOMMENDATION:** n/a

**CITY ADMINISTRATOR'S RECOMMENDATION:**

**LEGAL COUNSEL'S RECOMMENDATION:** W. Look Reviewer

**MAYOR'S RECOMMENDATION:**

**LIST OF ATTACHMENTS:** Grant Agreement, Grant Application's, Proposed Scope of Work (The complete Grant Application is available at Clerk's Office), Proposed Budget Changes, Schedule of Activities

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date:

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED by the Mayor and Council that the City accepts the Grant Agreement with the Michigan Department of Environmental Quality for Stormwater, Asset Management and Wastewater (SAW) in the amount of \$1,419,030; AND

BE IT FURTHER RESOLVED that the Financial Director is to submit budget amendments to the Sewer Fund 590-200-926-310 to pay for matching and cost of additional anticipated sewer repairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

Supported by Councilperson \_\_\_\_\_

YEAS

COUNCIL

NAYS

Alderman  
Calvin  
DeSana  
Maiani  
Sabuda  
Schultz

Amount of Grant: \$1,419,030							
Amount of Match: \$250,788 (\$160,000 wages + \$90,788)							
Project (Grant & Match): \$1,669,818							
EXPENDITURES							
SEWER 590-200-926-310							
FISCAL YEAR	CLEANING/ TV EMPLOYEE COSTS	CLEAN AND TV	REPAIR	OTHER NORMAL EXPENDITURES	OTHER GRANT EXPENDITURES	TOTAL	
Grant Eligible Expenses from 1/1/13 to Current	\$ 251,991.00					\$ 251,991.00	
*Proposed 17-18		\$ 268,000.00	<b>\$900,000.00</b>	<b>\$ 45,200.00</b>		\$ 1,213,200.00	
Proposed 18-19		\$ 268,000.00	<b>\$900,000.00</b>	<b>\$ 45,200.00</b>	\$ 165,000.00	\$ 1,378,200.00	
Proposed 19-20		\$ -	\$ -	<b>\$ 45,200.00</b>	\$ 596,827.00	\$ 642,027.00	
Proposed 20-21		\$ -	\$ -	<b>\$ 45,200.00</b>	\$ 120,000.00	\$ 165,200.00	
Proposed 21-22		<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 45,200.00</b>		\$ 145,200.00	
TOTAL						\$ 3,795,818.00	
Expenditures in <b>BOLD</b> not eligible for grant reimbursement						<b>\$ 2,126,000.00</b>	
Grant Project Amount						\$ 1,669,818.00	
Employee Reimbursement of \$160,000 and required matching of \$90,788 included with expenses							
*Current 2017		\$ 137,400.00	\$ 137,400.00	\$45,200		\$ 320,000.00	
ADDITIONAL GRANT REVENUE							
SEWER 590-000 - New Account No. Needed for Grant							
FISCAL YEAR	CLEANING/ TV EMPLOYEE REVENUE	OTHER GRANT REVENUE	TOTAL				
**Grant Eligible Reimbursement from 1/13 to Current	\$ 226,792.00		\$ 226,792.00				
Proposed 17-18	\$ 288,000.00	\$ -	\$ 288,000.00				
Proposed 18-19	\$ 288,000.00	\$ 150,000.00	\$ 438,000.00				
Proposed 19-20	\$ -	\$ 382,908.00	\$ 382,908.00				
Proposed 20-21	\$ -	\$ 83,330.00	\$ 83,330.00				
Proposed 21-22	\$ -	\$ -	\$ -				
TOTAL GRANT REVENUE			\$ 1,419,030.00				
Employee Reimbursement of \$160,000 included with revenue							
** \$25,199 of Expenditures not reimbursed by grant							
REVENUE SEWER FUND							
SEWER 590-000-???-???							
FISCAL YEAR	EMPLOYEE WAGES PAID FROM OTHER FUND	CLEAN AND TV	REPAIR	OTHER NORMAL REVENUE	EXPENDITURE MATCH REQUIRED BY GRANT	***CURRENT BUDGETED AMOUNT	INCREASED SEWER FUNDS
1/1/13 to Current	\$ (25,199.00)						\$ (25,199.00)
Proposed 17-18		\$ -	<b>\$ 900,000.00</b>	<b>\$ 45,200.00</b>	\$ 16,788.00	\$ (320,000.00)	\$ 641,988.00
Proposed 18-19		\$ -	<b>\$ 900,000.00</b>	<b>\$ 45,200.00</b>	\$ 37,000.00	\$ (320,000.00)	\$ 662,200.00
Proposed 19-20		\$ -	\$ -	<b>\$ 45,200.00</b>	\$ 37,000.00	\$ (320,000.00)	\$ (237,800.00)
Proposed 20-21		\$ -	\$ -	<b>\$ 45,200.00</b>	\$ -	\$ (320,000.00)	\$ (274,800.00)
Proposed 21-22		<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 45,200.00</b>	\$ -	\$ (320,000.00)	\$ (174,800.00)
TOTAL					\$ 90,788.00	\$ (1,600,000.00)	\$ 591,589.00
Revenue in <b>bold</b> not eligible for grant reimbursement							
***IF DO NOT ACCEPT GRANT STILL WOULD HAVE \$1,600,000 IN EXPENSES							

## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

RESOLVED that Council agrees with the recommendation of the City Engineer and APPROVES the award to GV Cement, Brownstown MI, for the 2019 Sanitary Sewer Repairs (Bid File #4755) in the amount of \$673,207.00 from account 590-200-926-310; AND

BE IT RESOLVED that the Mayor and City Clerk are authorized to execute the execution of this contract.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** March 25, 2019

**AGENDA ITEM # 13**

**ITEM:** Request for Proposals for the Sale of City Owned Property between McKinley to the Railroad and Clark to Hudson, Wyandotte

**PRESENTER:** Mark A. Kowalewski, City Engineer



**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski, City Engineer

**BACKGROUND:** These properties were purchased by the City several years ago. Over the past couple of months, there has been an interest in developing these properties.

Therefore, attached is a Request for Proposals (RFP) for the Sale of Vacant Property between McKinley to Railroad and Clark to Hudson for your approval. This RFP is soliciting for an industrial/commercial development in accordance with the Master Plan which is designated as Industrial. The suggested minimum bid price is \$80,000. If you concur with this RFP, the Engineering Department will solicit proposals for same.

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in promoting the finest in design, amenities and associated infra-structure improvements in all new developments

**ACTION REQUESTED:** Concur with RFP.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** n/a

**IMPLEMENTATION PLAN:** Place RFP on MITN, RE/Max, LoopNet, City's website and place "For Sale" sign on property.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Approved form. *W. Look*

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Request for Proposals for the Vacant Property between McKinley to Railroad and Clark to Hudson



**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan

Date:

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the communication from the City Engineer regarding the Request for Proposals (RFP) for the Sale of Vacant Property between McKinley to Railroad and Clark to Hudson, Wyandotte is received and placed on file; AND

BE IT FURTHER RESOLVED that Council authorizes the City Engineer to place the RFP on MITN, Re/Max, LoopNet, the City's Website and place a "For Sale" on the property.

REQUEST FOR PROPOSALS  
FOR THE SALE OF THE VACANT PROPERTY  
BETWEEN MCKINLEY TO RAILROAD AND CLARK TO HUDSON  
WYANDOTTE, MICHIGAN  
FOR  
COMMERCIAL/INDUSTRIAL REDEVELOPMENT

Department of Engineering and Building  
3200 Biddle Avenue, Wyandotte, MI 48192

MARCH, 2019

**Table of Contents**

Instructions and Conditions.....Page 3 - 6

Bidding Requirements .....Page 7

Building Requirements.....Page 8 - 9

Signature Sheet.....Page 10

Anti-Collusion Affidavit .....Page 11

**Attachments**

- A - Legal Description
- B - Map of Property

## INSTRUCTIONS AND CONDITIONS

The City of Wyandotte is pleased to announce the offering of industrial/commercial property for development. This property is approximately 45,852 square feet. If any street or alley is requested to be vacated this could increase the square footage.

The Proposed Development should be consistent with the development objectives outlined in the City of Wyandotte's Strategic Plan 2010-2015. This document may be found on City's Website at [www.wyandotte.net](http://www.wyandotte.net).

### Delivery

Proposals with bid deposits in response to this RFP shall be delivered to the City Clerk, Wyandotte City Hall 3200 Biddle Avenue, Wyandotte, Michigan prior to the deadline in a sealed envelope which shall be clearly marked as follows: FILE No. 4750 "SALE OF VACANT PROPERTY FROM MCKINLEY TO RAILROAD FROM CLARK TO HUDSON FOR REDEVELOPMENT".

### Deadline

Monday, April 29, 2019, at 2:00 p.m. Local Time

### Expeditious Agreement

The maker of the best proposal, as recommend by the Land Sales Committee (comprising of the City Engineer, Certifying Assessor, City Administrator and any other(s) as appointment by the City Council), shall submit a Purchase Agreement (as prepared by City) (within 10 days of being advised by the Committee), subject to the terms set forth in these Specifications for submission to the City Council. The City Council is not bound by the Committee's recommendation.

### Terms of Sale

The terms of sale will be cash only and all terms of Specification hereto.

### As Is Condition

This property is being sold in an "As Is" condition without expressed or implied warranty. The City of Wyandotte assumes no responsibility for the environmental condition of the property.

Prospective purchasers shall understand that, whether buildings were removed or not, the City of Wyandotte accepts no responsibility for underground conditions in cases where there were previous structures, with or without a basement.



### Title Insurance

The City of Wyandotte will furnish a warranty deed. Title insurance must be obtained at the purchaser's expense. The City will provide its policy, if available, to the successful proposal maker as credit on a new policy.

### Taxes and Prorated Items

All taxes and assessments which have become a lien upon the land as of the date of the Purchase Agreement shall be paid by the City as Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the taxing unit in which the property is located.

### Closing Fee

Purchaser is responsible for the payment of the Two Hundred (\$200.00) Dollar closing fee. The closing fee will be paid at time of closing.

### Subdivision Precluded

The property is being offered as one (1) single parcel which shall not be subdivided.

### Dirt Removal

Said Agreement will provide that dirt shall be removed from the site at Purchaser's expense.

### Prior to Closing

The Purchase Agreement will require that a Building Permit be obtained prior to closing. Further, the Purchaser must secure the required Building Permit on or before July 22, 2019.

The City Engineer may grant one (1) thirty (30) day extension to secure the Building Permit provided a satisfactory reason is provided for the need for an extension.

Closing to take place on or before July 22, 2019, unless the City Engineer grants a thirty (30) day extension then the closing to take place on or before August 22, 2019.

### Timely Development

Purchaser is required to undertake development of the accepted proposal no later than 180 days after the closing. "Undertake development" shall mean completion of the foundation. Purchaser is required to complete the development within 365 days after closing. "Complete the development" shall mean issuance of a final certificate of occupancy by the City.

Time is of the essence in commencing and completing this development so that it will generate real property tax revenue for the City. The sum of Fifteen-Thousand (\$15,000.00) dollars in certified funds shall be deposited by the Purchaser with the City Treasurer at closing to be held as a standby letter of credit (in lieu of a performance bond) to ensure commencement of the development within 180 days of the closing and completion of the development within 365 days of the closing.

This letter of credit will require the City Treasurer to pay into the City's General Fund the sum of Seven-Thousand Five Hundred (\$7,500.00) dollars in the event the City Engineer notifies the City Treasurer that the undertake development requirement has not been timely satisfied.

The Letter of Credit will also require the City Treasurer to pay into the City's General Fund the remaining unused balance of the Letter of Credit in the event that the completion of the development requirement has not been timely satisfied.

The Letter of Credit will require the City Treasurer to refund any unused balance of the Letter of Credit to the Purchaser upon issuance of a Certificate of Occupancy within 365 days of the closing.

In the event the Purchaser has not obtained a mortgage on the property and has not undertaken development within 180 days of the closing, the City may at its option repurchase the property for Eighty (80%) percent of the purchase price (in lieu of applying the Letter of Credit). This right of repurchase will be evidenced by a recordable document to be executed at closing. In the event the City repurchases the property, the Letter of Credit will be refunded to Purchaser.

#### Reservation

The City reserves the right to reject any or all proposals and the right to waive any formal defects in proposals when deemed in the best interest of the City.

#### Evaluation

In order to best serve the City's interest, proposals will be evaluated for highest and best use of the property, quality of development as measured by meeting or exceeding the suggested minimum features, City's prior experience with the developer including the failure to meet deadlines, quality of workmanship, and any adverse effect on neighboring properties, amount of taxes generated and readiness of the prospective purchaser. The highest dollar amount does not necessarily determine the best proposal.



The City will consider any proposals that meet the principal uses permitted in a I-1 Industrial District. The Zoning Ordinance can be found on the City's website at [www.wyandotte.net](http://www.wyandotte.net) under City charter/Ordinances; Appendix A.

The Wyandotte City Council will make the final decision regarding the award of the project. In doing so, the Council retains the right to accept, reject or revise all recommendations, to request additional information and to reject all Proposals.

#### Inquires

Questions about this proposal shall be submitted, in writing, by April 12, 2019, at 1:00 p.m. and directed to:

Mark A. Kowalewski, PE, City Engineer  
3200 Biddle Avenue, Suite 200, Wyandotte, Michigan  
734-324-4554, [mkowalewski@wyandotte.mi.gov](mailto:mkowalewski@wyandotte.mi.gov)

Kelly Roberts, Development Coordinator  
3200 Biddle Avenue, Suite 200, Wyandotte, Michigan  
734-324-4555, [kroberts@wyandotte.mi.gov](mailto:kroberts@wyandotte.mi.gov)

Jesus Plasencia, Assistant City Engineer  
3200 Biddle Avenue, Suite 200, Wyandotte, Michigan  
734-324-4558, [Plasencia@wyandotte.mi.gov](mailto:Plasencia@wyandotte.mi.gov)

## BIDDING REQUIREMENTS

### Sales Price

The suggested minimum price is Eighty Thousand (\$80,000.00) Dollars.

### Disclosure and Anti-Collusion

Proposal makers must complete the sworn affidavit included in this RFP, listing all persons, firms or corporations having any interest in the project that would result from acceptance of the proposal, and state whether any member of the City Council, or officer, or employee of the City is directly interested in said project. (See Form on Page 10)

### Bid Deposit

The proposal maker must accompany the proposal with a deposit of One Thousand (\$1,000) Dollars in the form of a cashier's check, or bank money order payable to the City of Wyandotte. The deposit shall be applied to the purchase price at the time of closing.

In order to protect the integrity of this solicitation and review process, deposits may be forfeited in cases where acceptable proposals are withdrawn prior to execution of an Agreement. All other deposits shall be returned at the direction of the City Council.

This Bid Deposit will be forfeited if developer defaults under the terms of the Purchase Agreement with the City of Wyandotte.



## BUILDING REQUIREMENTS

### Building Features

Proposals must be attached to the Signature Sheet, Page 10 and describe the proposed development by specifying the following features:

- Proposed occupancy and use of completed building
- Number of stories
- Estimated amount of square footage in the building
- Number of units
- Provisions for brick or other exterior
- Provisions for underground utilities. Contact Wyandotte Municipal Service Electrical Department at (734) 324-7253; Water Department at (734) 324-7124; Ameritech (800) 288-2020 and DTE (800) 477-4747 for information.
- Other desirable architectural features

### Suggested Minimum Features

- Decorative block or brick exterior
- Underground utilities

NOTE: the above are suggested minimum requirements. Submittals which exceed these minimums should be clearly stated on the proposal. More specific information on the proposed project will aid the Land Sales Committee in making its recommendation for acceptance to the City Council.

### Site Plan

In order to assist in the evaluation process, a dimensioned site plan must accompany each proposal. Site plans DO NOT have to be drawn to scale.

The Site Plan submitted with the proposal should illustrate at least the following:

- Location of building(s) on the site
- Provisions for parking
- Means of ingress and egress
- Landscaping Plan. The landscaping plan must comply with the City's landscaping ordinance requirements
- Front, side and rear yard setbacks

If the development is proposing to vacate any public streets or alleys then this shall be shown on plans. Provision for access to existing structures shall be detailed. If acceptable to the City to vacate streets and alley, this would be a condition of the Purchase Agreement and if not approved the Purchase Agreement would be nullified.

More specific information about the proposed project, i.e. finish construction materials and architectural renderings will aid the City in formulating recommendations to the Mayor and City Council.

### Zoning

The property is currently zoned I-1 (Industrial District).

### Standards

The standards for the development of this property shall follow all local building codes and ordinances applicable. The Zoning Ordinance can be found at:

[www.Wyandotte.net](http://www.Wyandotte.net), City Charter/Ordinances, Appendix A.

The City utilizes the State of Michigan Building Code, 2015.

### Lot Dimensions

See Attachment B

SIGNATURE PAGE

Date: \_\_\_\_\_

TO: The City Engineer  
Wyandotte, Michigan

RE: VACANT INDUSTRIAL PROPERTY MCKINLEY TO RAILROAD  
CLARK TO HUDSON

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☐ **INSPECTION:** Familiarity with the present condition of premises based on recent inspection.
- ☐ **COMPREHENSION:** Understanding Specifications including expeditious agreement, Council approval, and permit prior to closing.
- ☐ **PROPOSED BUILDING FEATURES:** *PROPOSAL MUST BE ATTACHED.*
- ☐ **BID AMOUNT:** \_\_\_\_\_ Dollar (\$ \_\_\_\_\_)
- ☐ **DEPOSIT:** One Thousand (\$1,000) Dollars – Check # \_\_\_\_\_
- ☐ **EXECUTED ANTI-COLLUSION AFFIDAVIT:** to be attached.
- ☐ **FINAL COMPLETION DATE is 365 Days after closing.**

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_  
Please Print

ADDRESS: \_\_\_\_\_  
Please Print

\_\_\_\_\_  
Please Print

Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

## ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set forth before MUST be executed on behalf of the proposal markers.

STATE OF MICHIGAN  
COUNTY OF WAYNE

\_\_\_\_\_, being first duly sworn, deposes and says he/she is  
the \_\_\_\_\_ of \_\_\_\_\_  
(Title) (Name of Company)  
the proposal maker which has submitted, on the \_\_\_\_\_ day of \_\_\_\_\_,  
to the City of Wyandotte, Michigan, for the property between McKinley to Railroad and Clark to  
Hudson Street, Wyandotte, fully set forth in said proposals. The aforementioned proposal maker  
constitutes the only person, firm or corporation having any interest in said proposal or in any  
contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in  
whole or in part of the said proposal, except as follows: \_\_\_\_\_.

Affiant further states that said proposal is in all respects fair and is submitted without collusion  
or fraud; and that no member of the City Council, or officer or employee of said City is directly  
or indirectly interested in said proposal.

\_\_\_\_\_  
Affiant Signature

SWORN to and subscribed before me, a Notary Public, in for the above name State and County  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



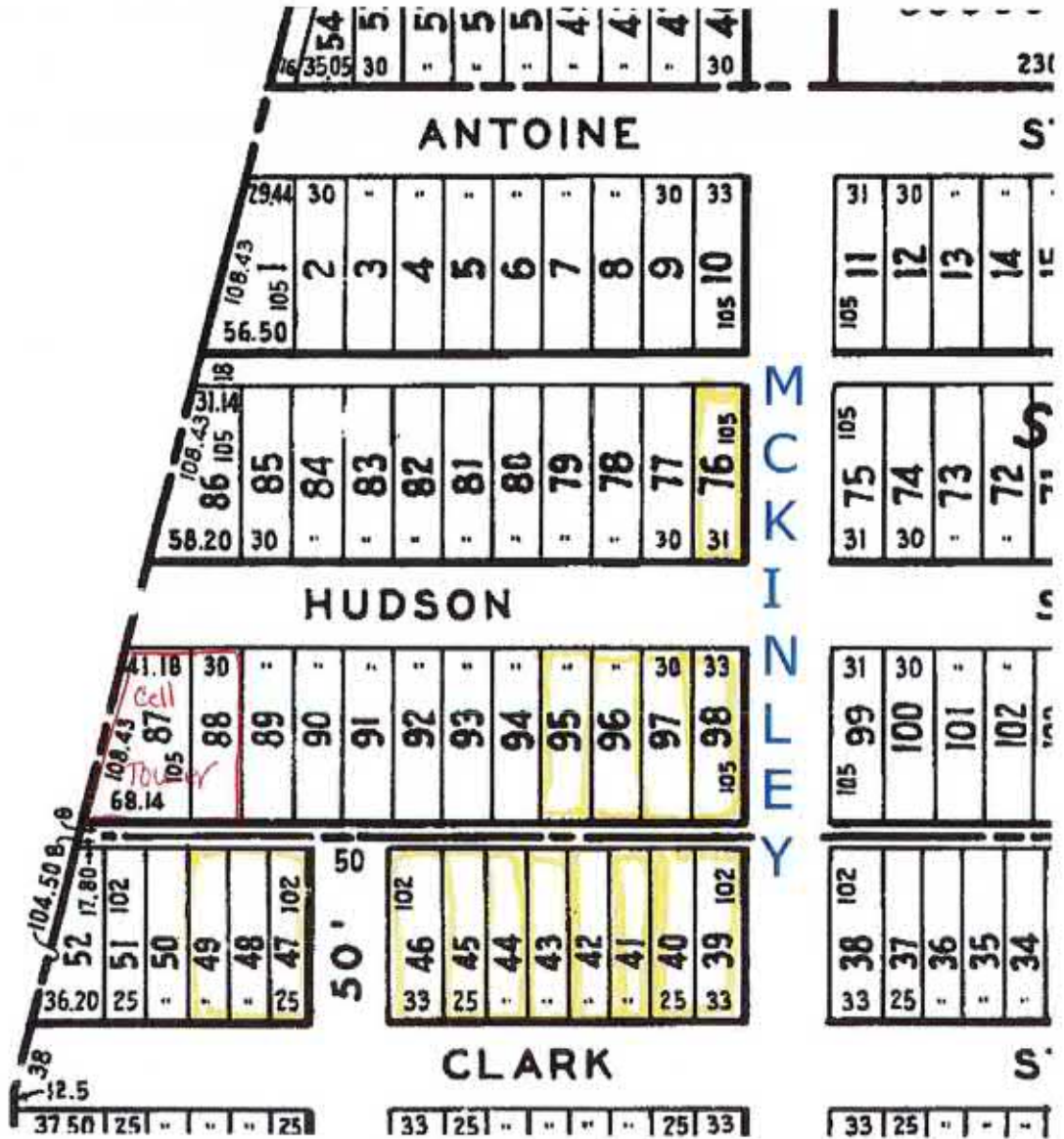
## ATTACHMENT A

Lot 76 HUDSON'S SUBDIVISION, as recorded in Liber 22, Page 23 Wayne County Records; Lots 39 thru 49 ALKALI SUBDIVISION, as recorded in Liber 22, Page 22 Wayne County Records; Lots 95 to 98 HUDSON'S SUBUDIVISION, as recorded in Liber 22, Page 23 Wayne County Records

Known as the former 354-386 Clark, 1530 McKinley, 1532-1546 4<sup>th</sup> Street, 302 Hudson and 303-321 Hudson, Wyandotte, Michigan

# ATTACHMENT B

RAILROAD



## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

BE IT RESOLVED that the communication from the City Engineer regarding the Request for Proposals (RFP) for the Sale of Vacant Property between McKinley to Railroad and Clark to Hudson, Wyandotte is received and placed on file; AND

BE IT FURTHER RESOLVED that Council authorizes the City Engineer to place the RFP on MITN, Re/Max, LoopNet, the City's Website and place a "For Sale" on the property.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

### **YEAS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **COUNCIL**

**Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz**

### **NAYS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **Guide Sheet**

### **FINAL READING OF AN ORDINANCE**

**#1473**

**An Ordinance to amend various articles & sections of  
Chapter 31.1 - "Rental Dwellings and Rental Units"**



## **RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

### **AN ORDINANCE ENTITLED**

An Ordinance to amend Article I "Registration" of Chapter 31.1 "Rental Dwellings and Rental Units" by amending Section 31.1-1 "Definitions" and by adopting Section 31.1-5a "Notification to Tenant by Owner"; and amend Article II "Certificate of Compliance" by amending Section 31.1-11 "Certificate of Compliance Required" and adopting Section 31.1-12(b) "Certificate of Compliance Application Form and Fee" and adopting Section 31.1-12(c) "Certificate of Compliance Application Form and Fee for Renewal" of the Wyandotte Code of Ordinances.

### **THE CITY OF WYANDOTTE ORDAINS:**

Section 1. Amendment to Article I. Registration, Section 31.1-1 entitled "Definitions" by amending the definition for the following terms only. All other terms not listed below shall remain as currently defined.

**Certificate of Compliance.** A certificate issued by the department of engineering and building which certifies compliance with the provisions of the codes and ordinances of the City of Wyandotte for all rental dwelling and rental units. A certificate of compliance is valid for a period of five (5) years for 1 family and 2 family dwellings and four (4) years for multiple dwellings from its date of issuance if issued within six (6) months of the date of the inspection report, provided that the rental dwelling and rental units remain in compliance with all applicable codes and ordinances and are not sold or transferred.

**Family.** A domestic family, that is, one (1) or more persons living together and related by the bonds of consanguinity, marriage or adoption, together with servants of the principal occupants and not more than one (1) additional unrelated person, with all of such individuals being domiciled together as a single, domestic, housekeeping unit in a dwelling unit.

**Multiple dwelling.** Dwelling occupied otherwise than as a 1 family dwelling or 2 family dwelling.

**One (1) Family Dwelling.** Dwelling occupied by 1 family, and so designed and arranged as to provide cooking and kitchen accommodations for 1 family only.

**Rental Unit.** Any one area, room, structure, flat, apartment, or facility of a rental dwelling including a 1 family or 2 family dwelling that is being leased or rented to only one (1) tenant, group of tenants, or family under one (1) lease and is not owner occupied.

**Two (2) Family Dwelling.** Dwelling occupied by 2 families, and so designed and arranged to provide cooking and kitchen accommodations for 2 families only.

Section 2. Amending Article I. “Registration”, by adding Section 31.1-5a entitled “Notification to Lessee by Owner”.

Sec. 31.1-5a Notification to Lessee by Owner

- a) The owner of a leasehold shall notify the lessee of the City’s request to inspect a leasehold, shall make a good-faith effort to obtain the lessee’s consent for an inspection, and, if the owner obtains the lessee’s consent for an inspection, shall arrange for the inspection by the City.
- b) The Owner of a leasehold shall provide the City access to the leasehold for an inspection during reasonable hours if any of the following apply:
  - i. The lease authorizes City inspector to enter the leasehold for an inspection.
  - ii. The lessee has made a complaint to the City.
  - iii. The leasehold is vacant.
  - iv. The City serves an administrative warrant ordering the owner to provide access.
  - v. The lessee has consented to an inspection. If a lessee is not present during the inspection, the City may rely on the owner’s representation to the City that the lessee has consented to the City’s inspection.
- c) The lessee shall provide the City access to the leasehold for an inspection during reasonable hours if any of the following apply:
  - i. The lease authorizes the City inspector to enter the leasehold for an inspection.
  - ii. The lessee has made a complaint to the City.
  - iii. The City serves an administrative warrant ordering the lessee to provide access.
  - iv. The lessee has given consent.
- d) If a lessee who refused an inspection by the City vacates a leasehold before an inspection by the City, the owner of the leasehold shall notify the City within 10 days after the leasehold is vacated.
- e) Before entering a leasehold regulated by this ordinance, the owner of the leasehold shall request and obtain permission to enter the leasehold. However, in the case of an emergency, including, but not limited to fire, flood, or other threat of serious injury or death, the owner may enter at any time.

Section 3. Amendment to Article II. Certificate of Compliance, Section 31.1-11 entitled “Certificate of Compliance required”.

Section 31.1-11 Certificate of Compliance Required

- (a) No person shall lease, rent or cause to be occupied a rental dwelling or rental unit unless there is a valid certificate of compliance issued by the department of engineering and building in the name of the owner/responsible local agent and issued for the specific rental dwelling and rental unit. The certificate shall be displayed in a conspicuous place in each rental dwelling and rental unit at all times or in a common

- area shared by all occupants of a rental dwelling and rental unit. The certificate shall be issued after making application with the building department and an inspection by the code enforcement inspector to determine that each rental dwelling and rental unit complies with the provisions of the codes and ordinances of the City of Wyandotte. An inspection report shall be completed by the inspectors after completing the inspection of the property. The report shall note all violations found in the dwelling.
- (b) Before a certificate of compliance is issued, either (a) all violations must be corrected and approved by the City or (b) the amount of money estimated by the City to correct said violations must be placed in escrow with the department of engineering and building together with a signed Escrow Agreement, provided there are no dangerous conditions as determined by the City existing on the premises. If all of the said violations are not corrected within six (6) months of issuance of the Certificate of Compliance, the City may revoke the Certificate of compliance. The escrow funds will be released only after all violations are corrected.
  - (c) A certificate of compliance is valid for a period of five (5) years for 1 family and 2 family dwellings and four (4) years for multiple dwellings from its date of issuance if issued within six (6) months of the date of the initial inspection report, provided that the rental dwelling and rental units remain in compliance with all applicable codes and ordinances and are not sold or transferred. If the violations are corrected more than six (6) months of the date of the initial inspection report, then the certificate of compliance will be valid for a period of five (5) years and six (6) months for 1 family and 2 family dwellings and four (4) years and six (6) months for multiple dwellings from the date of the inspection report. For a new rental dwelling a certificate of compliance shall be issued simultaneously with the certificate of occupancy, and shall remain valid for five (5) years for 1 family and 2 family dwellings and four (4) years for multiple dwellings provided that the rental dwelling and rental units remain in compliance with all the applicable codes and ordinances and are not sold or transferred.

When the rental dwelling or rental units are going to be sold or transferred, a new inspection and new certificate of compliance shall be required. The inspection fees will follow the same guidelines as stated in section 31.1-12(b).

The city engineer may revoke a certificate of compliance for a violation of and code, ordinance or rule or regulation of the city. The certificate of compliance must be renewed every five (5) years for 1 family and 2 family dwellings and four (4) years for multiple dwellings at the department of engineering and building. Any existing certificate of compliance that contains an expiration date prior to the adoption of this section shall remain in effect until the expiration date provided that the rental dwelling and rental units remain in compliance with all applicable codes and ordinances, are not sold or transferred with five (5) years for 1 family and 2 family dwellings and four (4) years for multiple dwellings of the expiration date of the current certificate of compliance, and provided that the property is not vacant or subject to foreclosure proceedings, or is the subject of a police report regarding

vandalism, breaking and entering or open structure, or is determined to be a dangerous building by the engineer in accordance with the City of Wyandotte Property Maintenance Code.

Section 4. Amendment to Article II. “Certificate of Compliance”, by amending subparagraph (b) of Section 31.1-12 entitled “Certificate of Compliance application Form and Fee”.

Section 31.1-12 (b) Certificate of Compliance Application Form and Fee.

- (b) The inspection fee for a certificate of compliance shall be one hundred ninety dollars (\$190.00) for each rental dwelling and ninety-five dollars (\$95.00) for each additional rental unit contained within said rental dwelling. Future fees shall be determined by resolution of City Council. Fee to be paid prior to inspection of unit(s).

Section 5. Amendment to Article II. “Certificate of Compliance”, by amending subparagraph (c) of Section 31.1-12 entitled “Certificate of Compliance application Form and Fee for renewal”.

Section 31.1-12 (c) Certificate of Compliance Application Form and Fee for renewal

- (c) The renewal inspection fee every four (4) years for multiple dwelling and every five (5) years for 1 family and 2 family dwelling shall be shall be one hundred ninety dollars (\$190.00) for each rental dwelling and ninety-five dollars (\$95.00) for each additional rental unit contained within said rental dwelling. Future fees shall be determined by resolution of City Council. Fee to be paid prior to inspection of unit(s).

Section 6. Amendment to Article II. “Certificate of Compliance”, by amending subparagraph (d) of Section 31.1-12. entitled “Multiple dwellings”.

Section 31.1-12 Multiple Dwellings

- (d) Multiple dwelling with more than twenty-five (25) units shall pay a minimum fee of two thousand four hundred seventy dollars (\$2,470.00) provided the city inspection does not exceed twenty-six (26) hours for the team of inspectors. Additional hours beyond twenty-six (26) shall be charged at the rate of one hundred twenty dollars (\$120.00) per hour. Future fees shall be determined by resolution of City Council. Fee to be paid prior to inspection of unit(s).

Section 7. Interpretation.

Nothing in this Ordinance 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 8. 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 9. 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 10. Effective

This Ordinance shall take effect fifteen (15) days from the date of its passage by the Wyandotte City Council and the Ordinance or its summary shall be published in 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.

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	<b>Alderman</b>	_____
_____	<b>Calvin</b>	_____
_____	<b>DeSana</b>	_____
_____	<b>Maiani</b>	_____
_____	<b>Sabuda</b>	_____
_____	<b>Schultz</b>	_____

**RESOLUTION**

DATE: March 25, 2019

RESOLUTION by Councilperson \_\_\_\_\_

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

I Move the adoption of the foregoing resolution.

MOTION by Councilperson \_\_\_\_\_

SUPPORTED by Councilperson \_\_\_\_\_

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Alderman	_____
_____	Calvin	_____
_____	DeSana	_____
_____	Maiani	_____
_____	Sabuda	_____
_____	Schultz	_____

**REPORTS & MINUTES**  
**CITY OF WYANDOTTE**  
**BEAUTIFICATION COMMISSION MEETING MINUTES, APPROVED**  
**FEBRUARY 13, 2019**

Members Present: John Darin, Chairman, Kelly Dodson, Barbara Freese, Noel Galeski, Wendy Leach, Alice Ugljesa

Members Excused: Michael Bak, Andrea Fuller, Patricia Iacopelli, Stephanie Pizzo

Guest(s): None

1. Call to Order: The meeting was called to order by John at 6:00 pm.
2. Approval of Agenda: Motion was made by Alice, seconded by Noel, to approve this meeting's agenda as presented. The motion was approved.
3. Reading and Approval of Previous Minutes:
  - a. January 9, 2019 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Wendy, to approve the draft minutes of the January 9, 2019 regular meeting of the Beautification Commission, without change. The motion was approved.
4. Chairperson's Report:
  - a. Documents: An updated Attendance Log and an updated Meeting Dates list changing the December, 2019 Special Meeting date to December 18, 2019, were distributed.
5. Treasurer's Report:
  - a. FY 2018-2019 Expense Report: There were no expenses posted to the TIF Primary account, leaving a current balance of \$7,543.47. There were no expenses posted to the GFM Reserve account, leaving a current balance of \$276.24.
6. Public & Media Relations and Event Marketing Report:
  - a. Girl Scout Brownie Troop: Andrea is following up with the leader of a new Girl Scout Brownie troop looking to volunteer. Andrea will connect her with Kelly for registering their volunteer opportunity. The consensus of the commissioners present was that the Spring Clean-Up would be a desirable opportunity not requiring planting skills.
  - b. Oakwood Cemetery Request: Andrea also contacted Oakwood Cemetery and communicated the Commission's response to their request to help maintain a small planted area between the two gates facing Northline.
7. "Adopt-A-Spot in Wyandotte" Program Update: There was nothing significant to report.
8. Community Garden Relocation Update: Brian Martin, DPS Assistant Superintendent, reported to John that Floral Tree Services completed tree excavation and relocation efforts at Grove Street Park on January 19th. TTL Associates has been engaged to perform soil sampling at the proposed community garden site to test for the ten Michigan Metals and Polynuclear Aromatic Hydrocarbons (PAHs). Communication with the Commission remains ongoing.
9. Holiday Lighting Awards: The 3<sup>rd</sup> Annual Holiday Decorating and Lighting Awards Presentation was conducted at the City Council meeting on Monday, January 14, 2019. The event was well-attended, with 10 residences and 5 businesses awarded. The new ornaments were very well-received, also.
10. Spring Hanging Baskets: Alice has been in contact with Eckert's Greenhouse, and has been assured that there will be no price increase this year. There was agreement on selection of flowers for the hanging baskets. At the Arbor, Supertunias Vista Paradise, Bubblegum, and Bordeaux mixed in each of the 7 baskets. At the City Hall, same 3 Supertunias, but planted singly in a basket, 2 baskets of each for a total of 6 baskets.

11. Spring Dig-In Planning: John distributed copies of Linda Orta's 2018 planting plans for reference during the Commission's planning for the 2019 season. There was much discussion regarding flower selection. There was discussion regarding the commissioners taking a 1-hour field trip in March to survey the downtown planting needs as a group, maximizing the interaction and discussion amongst the commissioners regarding plant selection. This has proven valuable in the past.
12. Old Business:
  - a. Eureka Road Viaduct Landscaping: John reported that he was contacted by Natalie Rankine, City of Wyandotte Special Projects, regarding a proposal for landscaping and maintenance of the Eureka Road viaduct. John distributed an initial rendering from Natalie of a Wyandotte Welcome Sign in the viaduct area. This will be a bid project. It is the Commission's understanding that the bid will include watering, weeding, fertilization, mowing, and litter clean-up. WMS, it is reported, will maintain responsibility for general grounds maintenance. John will obtain a copy Natalie's presentation, and will distribute a copy of it to all commissioners for their review and comment, per Natalie's request.
13. New Business: There was no New Business.
14. Round-Table Reports and Announcements: There were no Round-Table Reports or Announcements.
15. Next Meeting: The next regular meeting of the Beautification Commission is scheduled for Wednesday, March 13, 2019 at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
16. Adjournment: The meeting was adjourned at 7:50 pm.



---

John M. Darin  
Chairman, Wyandotte Beautification Commission



CITY OF WYANDOTTE  
BEAUTIFICATION COMMISSION MEETING MINUTES, DRAFT  
MARCH 13, 2019

Members Present: John Darin, Chairman, Michael Bak, Kelly Dodson, Barbara Freese, Andrea Fuller, Noel Galeski, Patricia Iacopelli, Wendy Leach, Stephanie Pizzo, Alice Ugljesa

Members Excused:

Guest(s): Brian Martin, Assistant Superintendent, City of Wyandotte DPS

1. Call to Order: The meeting was called to order by John at 6:00 pm.
2. Approval of Agenda: Motion was made by Alice, seconded by Stephanie, to approve this meeting's agenda as presented. The motion was approved.
3. Guest Discussion: John introduced Brian Martin from DPS. Much discussion ensued regarding the relocation of the community garden, among other areas of mutual interest. The community garden relocation proposal will be presented to the TIFA Board on March 19<sup>th</sup>, where passage is expected. The proposal will then be presented to City Council for review and approval on March 25<sup>th</sup>. Brian is applying for a grant from SEMCOG also, to provide additional funding for the garden relocation. Highlights of the proposed community garden site plan include: a 75' x 150' footprint, new signage like the Green Belt Park sign, 3 hose bib stations and drinking fountain, 35 garden beds in year 1, expanding in year 2, 5' between beds providing enough clearance for the DPS riding mowers, 4' high black chain-link fence on the garden perimeter, and a black & cedar color scheme. Weed-whacking was mentioned as a very important maintenance detail that needs to be done by the DPS crews on a regular, routine basis.
4. Reading and Approval of Previous Minutes:
  - a. February 13, 2019 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Andrea, to approve the draft minutes of the February 13, 2019 regular meeting of the Beautification Commission, without change. The motion was approved.
5. Chairperson's Report:
  - a. Documents: An updated Attendance Log was distributed.
6. Treasurer's Report:
  - a. FY 2018-2019 Expense Report: There were expenses for BCSEM and KMB municipal membership renewals for \$45.00 total that were posted to the TIF Primary account, leaving a current balance of \$7,498.47. There were no expenses posted to the GFM Reserve account, leaving a current balance of \$276.24.
7. Public & Media Relations and Event Marketing Report:
  - a. Event Marketing: Andrea has published the flyer for the Spring Clean-Up, and is marketing for volunteers for the Clean-Up and Dig-In. An article announcing the Spring Clean-Up was published in the Wyandotte E-Newsletter in March.
  - b. Oakwood Cemetery Request: Andrea contacted Oakwood Cemetery and communicated the Commission's response to their request to help maintain a small planted area between the two gates facing Northline.
  - c. Beautification Commission Web Site Updates: Andrea reported that the Commission's web site has been updated to reflect current activities.
8. "Adopt-A-Spot in Wyandotte" Program Update: John reported that Wendy will be adopting the BASF Park Gazebo area. Brian Martin, Wendy, and John met recently on-site to review the landmark planting maintenance needs for BASF Park. Various pollinators will be planted along the shoreline at BASF Park, and the Norway Maple trees along the sidewalk will be mulched.

9. Community Garden Relocation Update: In addition to the Guest Discussion reported above, it was reported that soil testing has been concluded, and there are no contingencies related to soil contamination in the proposed community garden site. It is anticipated that the community garden Phase 1 will be ready for planting late April/early May. Community garden applications are being received.
10. Spring Hanging Baskets: The hanging baskets have been ordered, and are scheduled for delivery and installation on F, May 17<sup>th</sup>. At the Arbor: Supertunias Vista Paradise, Bubblegum, and Bordeaux mixed in each of the 7 baskets. At the City Hall: same 3 Supertunias, but planted singly in a basket, 2 baskets of each for a total of 6 baskets. The total cost will be \$709.75, which includes shipping and installation, to be paid upon delivery.
11. Spring Clean-Up Planning: Noel distributed and reviewed her Spring Clean-Up Plan. The Oakwood Cemetery flower bed will be added to the Commission's sites for attention. In addition, John was requested to purchase additional shrub rakes and a couple of loppers for the clean-up. Volunteers will be needed to spread mulch for the Norway Maples along the river path at BASF Park. John reported that bags, a banner, and vouchers for bottled water have been requested from KAB for the Great American Clean-Up.
12. Spring Dig-In Planning: The commissioners will meet as available on Monday, March 25<sup>th</sup> at 4:00 at Tim Horton's to brainstorm the Dig-In planting plan.
13. Old Business:
  - a. Eureka Road Viaduct Landscaping: Brian reported that the electronic sign on Fort Street at Eureka Road will be maintained by DPS.
14. New Business: There was no New Business.
15. Round-Table Reports and Announcements: There were no Round-Table Reports or Announcements.
16. Next Meeting: The next regular meeting of the Beautification Commission is scheduled for Wednesday, April 10, 2019 at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
17. Adjournment: The meeting was adjourned at 8:00 pm.



---

John M. Darin  
Chairman, Wyandotte Beautification Commission

*Approved as of 3/19/2019*

**CITY OF WYANDOTTE**

**MINUTES OF THE BROWNFIELD REDEVELOPMENT AUTHORITY (BRDA)**

The meeting of the Board of Directors of the BRDA was called to order by Chairman Charles Mix on Tuesday, December 18, 2018 at 8:37 AM in the City of Wyandotte Council Chambers, 3200 Biddle Avenue, Wyandotte, Michigan. Roll call produced the following:

BOARD MEMBERS PRESENT: Melissa Armatis, Stephanie Badalamenti, Al Sliwinski, Joe Maher, Charles Mix and Paul LaManes

BOARD MEMBERS ABSENT: Todd Drysdale (Excused), Larry Garmo (Excused)

**Minutes of Previous Meeting (September 18th, 2018)**

The minutes of the meeting of September 18th, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Maher. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance – None**

**Communications**

Communication from Paul L. LaManes-TIFA Secretary relative to the 2019 BRDA Meeting Schedule. Discussion ensued regarding the requirements of the Open Meetings Act, (Act 267 of 1976) and the approval of the meeting schedule. Motion by Member Sliwinski, supported by Member Armatis to approve the BRDA meeting schedule for calendar 2019 as presented with the meetings to take place at 8:30 AM on the third Tuesday of each month subsequent to the TIFA meeting. The motion passed with no objections.

Communication was brought forth for the recommended waiver of future annual reports for Brownfield Plan #20 – 3247 Biddle Avenue

**Resolutions**

Resolution by the Wyandotte Brownfield Redevelopment Authority  
Waiving the Requirement to Submit an Annual Report

Dated: December 18, 2018

**Brownfield Plan – Site No. 20 – 3247-49 Biddle Avenue**

Site Identification : 3247-49 Biddle Avenue, City of Wyandotte, Wyandotte Brownfield Redevelopment Zone, Wayne County, Michigan

WHEREAS, the Wyandotte Brownfield Redevelopment Authority (the “Authority”) has received a communication from Paul L. LaManes, Secretary of the Authority, dated December 18, 2018, regarding the Waiver of Future Annual Reports to the Authority for Brownfield Plan No. 20, consisting of property at 3247-49 Biddle Avenue; and





*Approved as of 3/19/2019*

**CITY OF WYANDOTTE**

**MINUTES OF THE TAX INCREMENT FINANCE AUTHORITY (TIFA)**

The meeting of the Board of Directors of the TIFA was called to order by Chairman Charles Mix on Tuesday, December 18, 2018 at 8:30 AM in the City of Wyandotte Council Chambers, 3200 Biddle Avenue, Wyandotte, Michigan. Roll call produced the following:

BOARD MEMBERS PRESENT: Al Sliwinski, Paul LaManes, Joe Maher, Charles Mix, Stephanie Badalamenti and Melissa Armatis

BOARD MEMBERS ABSENT: Todd Drysdale (Excused), Larry Garmo (Excused)

**Minutes of Previous Meeting (September 18th, 2018)**

The minutes of the regular meeting of September 18th, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Sliwinski. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance** - None

**Communications/Resolutions** –

Communication from Paul L. LaManes-TIFA Secretary relative to the 2019 TIFA Meeting Schedule. Discussion ensued regarding the requirements of the Open Meetings Act, (Act 267 of 1976) and the approval of the meeting schedule. Motion by Member Badalamenti, supported by Member Maher to approve the TIFA meeting schedule for calendar 2019 as presented with the meetings to take place at 8:30 AM on the third Tuesday of each month. The motion passed with no objections.

**Other/Old Business** - None

**Late Items** - None

**Next Meeting**

The next meeting of the TIFA Board will be held Tuesday, January 15th, 2019 at 8:30 AM.

**Adjournment**

Motion by Member Sliwinski and Supported by Member Badalamenti for the TIFA meeting to be adjourned at 8:36 AM by, no objections.

*Paul L. LaManes, Secretary*

*Unapproved as of 3/19/2019*

**CITY OF WYANDOTTE**

**MINUTES OF THE BROWNFIELD REDEVELOPMENT AUTHORITY (BRDA)**

The meeting of the Board of Directors of the BRDA was called to order by Chairman Charles Mix on Tuesday, March 19, 2019 at 9:08 AM in the City of Wyandotte Council Chambers, 3200 Biddle Avenue, Wyandotte, Michigan. Roll call produced the following:

BOARD MEMBERS PRESENT: Larry Garmo, Stephanie Badalamenti, Todd Drysdale, Charles Mix and Paul LaManes

BOARD MEMBERS ABSENT: Joe Maher (Excused), Melissa Armatis (Excused) and Al Sliwinski (Excused)

**Minutes of Previous Meeting (December 18, 2018)**

The minutes of the meeting of December 18th, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Garmo. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance – None**

**Communications** - None

**Other/Old Business** – Secretary LaManes reminded the Members of the 4/28/2019 deadline for submitting the Appointed Officials Disclosure Statements to the City Clerk's office.

**Late Items** - None

**Next Meeting**

The next meeting of the BRDA Board will be held Tuesday, April 16th, 2019 at 8:30 AM.

**Adjournment**

The BRDA meeting was adjourned at 9:10 AM through a motion by Member Badalamenti, supported by Member Garmo. Motion passed with no objections.

*Paul L. LaManes, Secretary*

CITY OF WYANDOTTE

MINUTES OF THE TAX INCREMENT FINANCE AUTHORITY (TIFA)

The meeting of the Board of Directors of the TIFA was called to order by Chairman Charles Mix on Tuesday, March 19, 2019 at 8:37 AM in the City of Wyandotte Council Chambers, 3200 Biddle Avenue, Wyandotte, Michigan. Roll call produced the following:

BOARD MEMBERS PRESENT: Larry Garmo, Stephanie Badalamenti, Todd Drysdale, Charles Mix and Paul LaManes

BOARD MEMBERS ABSENT: Joe Maher (Excused), Melissa Armatis (Excused) and Al Sliwinski (Excused)

**Minutes of Previous Meeting (December 18, 2018)**

The minutes of the meeting of December 18th, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Garmo. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance** - None

**Communications/Resolutions –**

**(1) Communication** was brought forth from the City Engineer regarding a FY2019 Budget Amendment appropriating a portion of fund balance for Sewer repairs within the TIFA district.

**Resolution**

Resolution by the Wyandotte Tax Increment Financing Authority (TIFA)  
FY2019 Budget Amendment appropriating Fund Balance for Sewer Repairs within the TIFA  
District  
Dated: March 19, 2019

NOW THEREFORE, BE IT RESOLVED by the Wyandotte Tax Increment Financing Authority (TIFA) that the TIFA approves a FY2019 Budget Amendment appropriating Fund Balance for Sewer Repairs within the TIFA District in the amount of \$ 576,473.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER Badalamenti

SUPPORTED BY MEMBER Drysdale

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u>      </u>	Armatís	<u>      </u>
<u>  X  </u>	Badalamenti	<u>      </u>
<u>  X  </u>	Drysdale	<u>      </u>
<u>  X  </u>	Garmo	<u>      </u>
<u>  X  </u>	LaManes	<u>      </u>
<u>      </u>	Maher	<u>      </u>

X   Mix \_\_\_\_\_

\_\_\_\_\_ Sliwinski \_\_\_\_\_

ABSTAIN \_\_\_\_\_

ABSENT   Armatis, Maher, Sliwinski  

  5   Yeas;    Nays;    Abstention(s).

Motion   X   passes;    fails.

**(2) Communication** was brought forth from the City Engineer regarding a FY2019 Budget Amendment appropriating a portion of fund balance for the relocated Community Garden within the TIFA district.

**Resolution**

Resolution by the Wyandotte Tax Increment Financing Authority (TIFA)  
FY2019 Budget Amendment appropriating Fund Balance for the relocated Community Garden  
within the TIFA District  
Dated: March 19, 2019

NOW THEREFORE, BE IT RESOLVED by the Wyandotte Tax Increment Financing Authority (TIFA) that the TIFA approves a FY2019 Budget Amendment appropriating Fund Balance for the relocated Community Garden within the TIFA District in the amount of \$ 21,290.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER   Drysdale  

SUPPORTED BY MEMBER   LaManes  

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
_____	Armatis	_____
<u>  X  </u>	Badalamenti	_____
<u>  X  </u>	Drysdale	_____
<u>  X  </u>	Garmo	_____
<u>  X  </u>	LaManes	_____
_____	Maher	_____
<u>  X  </u>	Mix	_____
_____	Sliwinski	_____

ABSTAIN \_\_\_\_\_

ABSENT   Armatis, Maher, Sliwinski  

  5   Yeas;    Nays;    Abstention(s).

Motion   X   passes;    fails.



NOW THEREFORE, BE IT RESOLVED by the Wyandotte Tax Increment Financing Authority (TIFA) that the TIFA approves a FY2019 Budget Amendment appropriating prior years budgeted costs carried over in Fund



ABSTAIN \_\_\_\_\_

ABSENT Armatis, Maher, Sliwinski

5 Yeas; \_\_\_ Nays; \_\_\_ Abstention(s).

Motion X passes; \_\_\_\_ fails.

**Other/Old Business** - Secretary LaManes reminded the TIFA Members of the 4/28/2019 deadline for submitting their Appointed Officials Disclosure Statements to the City Clerk's office.

**Late Items** - None

**Next Meeting**

The next meeting of the TIFA Board will be held Tuesday, April 16th, 2019 at 8:30 AM.

**Adjournment**

Motion by Member Badalamenti and Supported by Member LaManes for the TIFA meeting to be adjourned at 9:07 AM by, the motion passed unanimously with no objections.

*Paul L. LaManes, Secretary*

## Building Code Board of Appeals

Wyandotte, Michigan

### RESOLUTION

Wyandotte, Michigan March 4, 2019

RESOLUTION BY MEBER: PARKER

SUPPORTED BY MEMBER: HAVLICSEK

RESOLVED BY THE BUILDING CODE BOARD OF APPEALS OF THE CITY OF WYANDOTTE,  
MICHIGAN

That Appeal # 618 by Dwight Conger (Owner) and Joseph Conger (Tenant & Appellant)

TO \_\_\_\_APPROVE \_\_X\_\_DENY APPEAL for a variance to Section PM 306.31 of the Property  
Maintenance code.

I move the adoption of the foregoing resolution

Member: Parker

Supported by Member: Havlicsek

YEAS	MEMBERS	NAYS
ABSENT	Badalamenti	ABSENT
X	Havlicsek	
X	Johnson	
ABSENT	MacDonald	ABSENT
X	Marcoux	
X	Parker	
X	Roberts	



**City of Wyandotte  
Building Code Board of Appeals  
Minutes of the Monday March 4, 2019 Meeting  
MINUTES AS RECORDED**

The meeting was called to order at 5:05 p.m.

MEMBERS PRESENT: Havlicsek, Johnson, Marcoux, Parker, Roberts  
MEMEBERS EXCUSED: Badalamenti, MacDonald  
ALSO PRESENT: Dwight Conger (Owner)  
Joseph Conger (Tenant/ Appellant)  
Danielle Eichler, Recording Secretary

**COMMUNICATIONS:**

None

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

Motion by Member Johnson, supported by Member Havlicsek to approve the minutes of the regular meeting of July 16, 2018. **MOTION CARRIED**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. **Appeal #618-** Dwight Conger (Owner) and Joseph Conger (Tenant/Appellant) have applied to the Building Code Board of Appeals of the City of Wyandotte requesting a variance for a garbage disposal at 2300 Virginia, where the proposed conflicts with Section PM 306.31 of the Property Maintenance Code:  
PM 306.31 that requires the owner of every dwelling shall supply an approved mechanical food and waste grinder in each dwelling unit.  
Note: The Applicants are requesting to use a strainer over the sink to prevent any food or waste from entering the drain in lieu of installing a garbage disposal.

MOTION BY MEMBER PARKER, supported by Member Havlicsek, to deny the variance

YEAS: Havlicsek, Johnson, Marcoux, Parker, Roberts

NAYS: None

ABSENT: Badalamenti, MacDonald

MOTION DENIED

**OTHER BUSINESS:**

None

**MOTION TO ADJOURN:**

Motion by Member Johnson, supported by Member Havlicsek to adjourn the meeting at 5:40 p.m.

---

## **Appeal # 618**

Secretary Eichler read the appeal and stated that this appeal had previously been presented before the City of Wyandotte's Plumbing Board on October 29, 2018. Secretary Eichler explained the appeal should not have gone before the Plumbing Board, and was now being presented before the Building Code Board of Appeals.

Member Johnson asked if the home was recently purchased.

Dwight Conger stated he acquired the home in December 2017.

Member Havlicsek asked why the homeowner/tenant did not want to install the required garbage disposal.

Joseph Conger stated there is no space for a garbage disposal in the kitchen.

Dwight Conger stated the home has a very small kitchen, and the space under the sink is used for storage of pots and pans. Dwight Conger stated installing a garbage disposal would take away the limited storage space, resulting in pots and pans needing to be stored in the basement. Dwight Conger stated he is the owner of the property and his brother Joseph Conger rents the home.

Member Havlicsek stated that since the property is a rental, the garbage disposal not being installed could be an issue every time the home came up for inspection.

Member Marcoux asked if there was an issue with the plumbing in the home. Member Marcoux stated the letter written by Mike Quint of Quint's plumbing indicates there is a plumbing issue. (Letter Attached)

Joseph Conger stated there was an issue with the J pipe in the basement and it has been corrected. Joseph Conger stated there currently are no issues with the plumbing, with the age of the pipes in the home, there is concern that in the future more repairs may need to be made. Joseph Conger stated the entire bottom of the J pipe in the basement broke, and had to be completely replaced.

Member Havlicsek asked if Mike Quint was the plumber who did the repairs at the residence.

Joseph Conger stated it was not Mike himself, but a crew from Quint's Plumbing.

Joseph Conger stated he thinks garbage disposals are just stinky pits that require a lot of maintenance, and it is something he would prefer to not have.

Member Havlicsek stated the City of Wyandotte requires each dwelling to have a garbage disposal.

Member Marcoux stated he had an issue with the appeal due to there being a letter from Mike Quint stating he did not want a garbage disposal to be installed at the home due to the condition of the pipe, but Joseph Conger stated the plumbing issues have all been corrected.

Joseph Conger stated that pipe has been repaired, and that he asked Mr. Quint how long the pipes would last if he only put toilet paper down them. Joseph Conger stated that Mr. Quint stated that if you only put toilet paper down the pipes, the pipes would indeed last longer than if you have sediment sitting in the pipes.

Member Marcoux asked if now since the plumbing had been repaired would the new plumbing accept a garbage disposal.

Joseph Conger stated the repairs to the plumbing had nothing to do with the garbage disposal; they were made so that he would be able to flush his toilet.

Member Marcoux asked if the plumbing issues that prevented a garbage disposal still existed.

Joseph Conger stated the issues do still exist because it is an old cast iron pipe.

Member Havlicsek asked if the cast iron pipe was under the basement floor.

Joseph Conger stated the pipe was outside the home and went to the sewer.

Member Havlicsek asked what the condition of the pipes were inside the home.

Joseph Conger stated there are no plumbing problems within the home.

Member Marcoux asked what plumbing work would need to be completed for a garbage disposal to be installed in the home.

Joseph Conger stated he would need to re-do the plumbing under the sink to accommodate the garbage disposal. Joseph Conger stated the main issue is he does not want to give up the storage space under the sink to a garbage disposal. He stated he is also looking to possibly prevent the need for the yard to be dug up in the future if the main line were to become damaged by not putting anything down the pipes except toilet paper.

Member Johnson stated a garbage disposal could be installed and Mr. Conger could just choose not to use the disposal.

Joseph Conger stated it would be a waste of space for him to install a garbage disposal, especially if he is not going to use it.

Member Marcoux asked Joseph Conger is there were any issues with the pipes that prevented him from installing a garbage disposal.

Joseph Conger stated all the plumbing issues have been corrected, and there are no plumbing issues that are preventing him from installing a garbage disposal.

Member Johnson stated the plumbing issue in October was a sewer issue and that a garbage disposal did not create it since one was not installed. Member Johnson stated he does not see that a garbage disposal being installed would enhance or cause any plumbing issues in the future. Member Johnson stated the Building Code Board of Appeals cannot grant a variance for a garbage disposal due to storage issues.

Joseph Conger stated if the City tells him to install a garbage disposal he will just install one, have it inspected, and then remove the garbage disposal.

Member Havlicsek stated that with the property being a rental property, the garbage disposal not being installed will continue to be an issue every time the property is inspected.

Dwight Conger stated the property will not be a rental forever, that Joseph Conger will be purchasing the property from him in the future.

Member Parker stated he is against granting a variance for the garbage disposal. Mr. Parker stated with the property being so close to the railroad tracks, and the fact that the ordinance was created to help prevent rodent problems within the City. That without a garbage disposal more food waste ends up out at the curb which creates a problem.

Dwight Conger stated the rodent problem is prevented by the use of garbage toters, and that the City of Wyandotte does not have the same rodent problems that other cities may have.

Member Johnson stated enough reasons have not been presented by Joseph and Dwight Conger to allow a variance to be granted by the board, that the board needs to enforce the codes of the City of Wyandotte.

Member Havlicsek asked if all the code work was completed to the home beside the garbage disposal being installed.

Dwight Conger stated everything was completed except for the garbage disposal.

---



## Quint Plumbing & Heating, Inc



4144 6<sup>th</sup> Street Wyandotte, MI 48192

[www.quintplumbing.com](http://www.quintplumbing.com) Email: [admin@quintplumbing.com](mailto:admin@quintplumbing.com)

Phone: 734-281-1153

Fax: 734-281-0405

October 26th, 2018

To whom it may concern,

Due to the age of the piping at 2300 Virginia we suggest that they don't install a garbage disposal. They should only be putting toilet paper down the pipes.

Sincerely,



## OFFICIALS

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

## CULTURAL & HISTORICAL COMMISSION

### Meeting Minutes Thursday, February 14, 2019 6:15pm, Marx Home

**Present:** Don Gutz, Wallace Hayden, Ken Munson, Ken Navarre, Sue Pilon

**Excused:** Nancy Bozzo, Eula Grooms, Anne Ronco, Marshall Wymore

**Staff:** Jesse Rose, Museum Director

**Guest:** Bruce Sininger

**Call to Order:** The meeting was called to order at 6:15pm.

**MOTION** by Ken Navarre, **SUPPORTED** by Ken Munson, to approve the January 10 minutes without objection. **Motion carried 5-0.**

Director's Report:

**MOTION** by Ken Navarre, **SUPPORTED** by Ken Munson, to approve the finance report as presented, pending audit. **Motion carried, 5-0.**

Old Business:

Wallace Hayden presented volunteer, Bruce Sininger with a gift for all of his work during the Christmas/December Museum campus events.

New Business:

**MOTION** by Ken Munson, **SUPPORTED** by Ken Navarre, to authorize the museum director to obtain an appropriate consultant for website work, not to exceed \$500. **Motion carried, 5-0.**

### Friends of the Wyandotte Museum Endowment Fund Discussion

Up to \$4500 is available to assist in funding projects, to be obtained by the Museum, Society, or split between both groups.

2624 Biddle Avenue • Wyandotte, Michigan 48192 • 734.324.7284 • Fax 734.324.7283 • [museum@wyan.org](mailto:museum@wyan.org)

[www.wyandotte.net](http://www.wyandotte.net)

## OFFICIALS

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

## CULTURAL & HISTORICAL COMMISSION

**MOTION** by Ken Navarre, **SUPPORTED** by Sue Pilon, to have museum director make the request for all the items on the list, and adding the purchase of an area rug for the Children's Room. **Motion carried 4-0, with Ken Munson abstaining, as he serves on the Friends Board of Directors.**

### Friends of Wyandotte Museum Fund – Museum Request List

1. Porch/Foundation Repair for Ford-MacNichol Home
2. Painting of exterior of Ford-MacNichol Home
3. Ford-MacNichol Home Children's Room paint and rug
4. Carpet replacement on second floor of Marx Home
5. Dining Room table at Ford-MacNichol Home
6. Archival storage
7. PastPerfect 5.0 software

**MOTION** by Ken Navarre, **SUPPORTED** by Sue Pilon, to adjourn at 8:35pm. **Motion carried, 5-0.**

Respectfully Submitted,

Jesse Rose  
Museum Director

2624 Biddle Avenue • Wyandotte, Michigan 48192 • 734.324.7284 • Fax 734.324.7283 • [museum@wyandotte.org](mailto:museum@wyandotte.org)

[www.wyandotte.net](http://www.wyandotte.net)



Equal Housing Opportunity/Equal Opportunity Employer



User: ktrudell

Post Date from 03/01/2019 - 03/01/2019 Open Receipts

DB: Wyandotte

Receipt #  
Description

Date	Cashier	Wkstn	Received Of Distribution	Amount
------	---------	-------	-----------------------------	--------

O	725572	03/01/2019	ktrudell	F2	27TH DISTRICT COURT		
M1					101-000-650-010	FINES DIST COURT WYAN	61,730.19
M3					101-000-650-012	DIST CT RIVERVIEW CASES	27,211.65
M2					101-000-650-011	WORK FORCE-WYANDOTTE	3,500.00
M6					101-000-650-017	WORK FORCE-RIVERVIEW	2,328.00
M7					101-000-650-018	COURT TECHNOLOGY WYANDOTT	3,030.00
M9					101-000-650-020	COURT DRUG TESTING FEES	682.00
AS					101-000-650-021	COURT SCREENING ASSESSMEN	2,950.00
AW					101-000-650-024	CHEMICAL AWARENESS	830.00
							102,261.84 CITY CHECK 1236

JANUARY 2019

REC# 456446

O	725574	03/01/2019	ktrudell	F2	ARBOR PROFESSIONAL SOLUTIONS		
XW					101-000-041-026	A/R ANN ARBOR COL-MVA	142.80 CITY CHECK 026892

MVA COLLECTIONS JANUARY 2019

REC# 456447

O	725575	03/01/2019	ktrudell	F2	DOWNRIVER COMMUNITY CONFERENCE		
MZ					101-336-725-120	Overtime	340.20 CITY CHECK 113960

HAZMAT INCIDENT ROSELLI WHOLESALE  
FOODS - REC# 456448

O	725576	03/01/2019	ktrudell	F2	THOMSON REUTERS		
MZ					101-136-750-224	Subscriptions	261.00 CITY CHECK 0002156737

REFUND FOR RETURNED ITEM

INV# 839092638

REC# 456449

O	725578	03/01/2019	ktrudell	F2	HOOKING, THOMAS D		
RE					101-000-655-040	RECEIPTS-MISCELLANEOUS	35.00 CITY CHECK 10443

GARNISHMENT DUBIEL  
REC# 456450

O	725580	03/01/2019	ktrudell	F2	GARAN LUCOW MILLER		
RE					101-000-655-040	RECEIPTS-MISCELLANEOUS	15.00 CITY CHECK 477321

DEPOSITION OFFICER TRUSEWICZ

REC# 556401

O	725581	03/01/2019	ktrudell	F2	TRAVELERS		
RE					101-000-655-040	RECEIPTS-MISCELLANEOUS	35,205.00 CITY CHECK 92125887

2017 CHEVY TAHOE LOSS SETTLEMENT

REC# 556402

O	725582	03/01/2019	ktrudell	F2	TRAVELERS		
RE					101-000-655-040	RECEIPTS-MISCELLANEOUS	689.20 CITY CHECK 92096821

2015 CHEVY TAHOE CLAIM

REC# 556403

O	725583	03/01/2019	ktrudell	F2	STATE OF MICHIGAN		
RE					101-000-655-040	RECEIPTS-MISCELLANEOUS	9.60 CITY CHECK 101663657

PRE INTEREST

REC# 556404

03/01/2019 04:43 PM

## RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 2/3

User: ktrudell

Post Date from 03/01/2019 - 03/01/2019 Open Receipts

DB: Wyandotte

Receipt #

Description

Date

Cashier

Wkstn

Received Of  
Distribution

Amount

Receipt #	Date	Cashier	Wkstn	Received Of Distribution	Amount	City Check #
725585	03/01/2019	ktrudell	F2	WAYNE COUNTY TREAS 101-000-411-085	6,888.40	CITY CHECK 2608225

DEL TAX SETTLEMENT JANUARY 2019

REC# 556405

725588	03/01/2019	ktrudell	F2	CITY OF WYANDOTTE 731-000-392-040	587.24	CITY CHECK 132514
--------	------------	----------	----	--------------------------------------	--------	-------------------

POLICE DEFINED BENEFIT

P/R ENDING 2/3/19

REC# 556406

725590	03/01/2019	ktrudell	F2	CITY OF WYANDOTTE 731-000-392-040	586.93	CITY CHECK 132611
--------	------------	----------	----	--------------------------------------	--------	-------------------

POLICE DEFINED BENEFIT P/R ENDING 2/17/19

REC# 556407

725591	03/01/2019	ktrudell	F2	ITEDIUM INC 732-000-231-020	143.64	CITY CHECK 086446
--------	------------	----------	----	--------------------------------	--------	-------------------

COBRAGUARD-SHEILA JOHNSON

REC# 556408

Total of 13 Receipts

147,165.85

User: ktrudell

Post Date from 03/01/2019 - 03/01/2019 Open Receipts

DB: Wyandotte

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
Description				Distribution	

## \*\*\* TOTAL BY GL DISTRIBUTION \*\*\*

101-000-041-026	A/R ANN ARBOR COL-MVA	142.80
101-000-411-085	COUNTY DEL TAX SETTLEMENT	6,888.40
101-000-650-010	FINES DIST COURT WYAN	61,730.19
101-000-650-011	WORK FORCE-WYANDOTTE	3,500.00
101-000-650-012	DIST CT RIVERVIEW CASES	27,211.65
101-000-650-017	WORK FORCE-RIVERVIEW	2,328.00
101-000-650-018	COURT TECHNOLOGY WYANDOTT	3,030.00
101-000-650-020	COURT DRUG TESTING FEES	682.00
101-000-650-021	COURT SCREENING ASSESSMEN	2,950.00
101-000-650-024	CHEMICAL AWARENESS	830.00
101-000-655-040	RECEIPTS-MISCELLANEOUS	35,953.80
101-136-750-224	Subscriptions	261.00
101-336-725-120	Overtime	340.20
731-000-392-040	Res. Police & Fire Employee Contrib	1,174.17
732-000-231-020	Payroll W/H-Hospital Insurance	143.64

TOTAL - ALL GL NUMBERS: 147,165.85

## \*\*\* TOTAL BY FUND \*\*\*

101	General Fund	145,848.04
731	Retirement System Fund	1,174.17
732	Retiree Health Care Fund	143.64

TOTAL - ALL FUNDS: 147,165.85

## \*\*\* TOTAL BY BANK \*\*\*

GEN GENERAL OPERATING FUND

Tender Code/Desc.	
(CCK) CITY CHECK	145,848.04

TOTAL: 145,848.04

RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM

(CCK) CITY CHECK 1,317.81

TOTAL: 1,317.81

TOTAL - ALL BANKS: 147,165.85

## \*\*\* TOTAL OF ITEMS TENDERED \*\*\*

Tender Code/Desc.	
(CCK) CITY CHECK	147,165.85

TOTAL: 147,165.85

## \*\*\* TOTAL BY RECEIPT ITEMS \*\*\*

(1)	AS: COURT SCREENING ASSESSMEN	2,950.00
(1)	AW: CHEMICAL AWARENESS	830.00
(1)	COBRA: COBRA GUARD (ITEDIUM)	143.64
(2)	EP: PD EMPLOYEE PENSION CONTR	1,174.17
(1)	M1: FINES DIST COURT WYAN	61,730.19
(1)	M2: WORK FORCE-WYANDOTTE	3,500.00
(1)	M3: DIST CT RIVERVIEW CASES	27,211.65
(1)	M6: WORK FORCE-RIVERVIEW	2,328.00
(1)	M7: COURT TECHNOLOGY WYANDOTT	3,030.00
(1)	M9: COURT DRUG TESTING FEES	682.00
(2)	M2: MISC CASH/VARIOUS	601.20
(5)	RE: RECEIPTS-MISCELLANEOUS	35,953.80
(1)	TS: COUNTY DEL TAX SETTLEMENT	6,888.40
(1)	XW: A/R ANN ARBOR COL-MVA	142.80

TOTAL - ALL RECEIPT ITEMS: 147,165.85



User: ktrudell

Post Date from 03/18/2019 - 03/18/2019 Open Receipts

DB: Wyandotte

Receipt #	Description	Date	Cashier	Wkstn	Received Of Distribution	Amount
O XV	729055 A/R ANN ARBOR COL-RESCUE	03/18/2019	ktrudell	F2	ARBOR PROFESSIONAL SOLUTIONS 101-000-041-024 A/R ANN ARBOR COL-RESCUE	332.58 CITY CHECK 027101
RESCUE COLLECTIONS FEB 2019 REC# 556409						
O XW	729057 A/R ANN ARBOR COL-MVA	03/18/2019	ktrudell	F2	ARBOR PROFESSIONAL SOLUTIONS 101-000-041-026 A/R ANN ARBOR COL-MVA	35.00 CITY CHECK 027102
MVA COLLECTIONS FEB 2019 REC# 556410						
O MZ	729059 MISC CASH/VARIOUS	03/18/2019	ktrudell	F2	DOWNRIVER COUNCIL FOR THE ARTS 101-000-655-018 Rental Income - 81 Chestnut	832.00 CITY CHECK 10200
MARCH 2019 RENT FOR 81 CHESTNUT REC# 556411						
O MZ	729062 MISC CASH/VARIOUS	03/18/2019	ktrudell	F2	UNITED STATES TREASURY 101-000-228-010 Due to FICA/Medicare	25,825.76 CITY CHECK 56624381
REFUND 2018 QUARTERLY FEDERAL TAX RETURN (941 REFUND) REC# 556412						
O RE	729066 RECEIPTS-MISCELLANEOUS	03/18/2019	ktrudell	F2	AMERICAN FIDELITY 101-000-655-040 RECEIPTS-MISCELLANEOUS	2,216.45 CITY CHECK 17763
CLOSEOUT 12/31/17 INDIVIDUAL REIMB REC# 556413						
O RE	729068 RECEIPTS-MISCELLANEOUS	03/18/2019	ktrudell	F2	REMINE INC 101-000-655-040 RECEIPTS-MISCELLANEOUS	1,266.80 CITY CHECK 002607
EXPORT OF WINTER 2018 TAX ROLL REC# 556414						
O RE	729069 RECEIPTS-MISCELLANEOUS	03/18/2019	ktrudell	F2	METLIFE 101-000-655-040 RECEIPTS-MISCELLANEOUS	4.20 CITY CHECK 57324882
TRUST INTERESTS REC# 556415						
O RE	729071 RECEIPTS-MISCELLANEOUS	03/18/2019	ktrudell	F2	METLIFE 101-000-655-040 RECEIPTS-MISCELLANEOUS	227.64 CITY CHECK 57324881
TRUST INTERESTS REC# 556416						
O EP	729072 PD EMPLOYEE PENSION CONTR	03/18/2019	ktrudell	F2	CITY OF WYANDOTTE 731-000-392-040 Res. Police & Fire Employee	586.74 CITY CHECK 132723
POLICE DEFINED BENEFIT P/R ENDING 3/3/19 REC# 556417						
O MZ	729075 MISC CASH/VARIOUS	03/18/2019	ktrudell	F2	UNITED STATES TREASURY 731-000-228-024 Due to Federal-Income Tax	41.23 CITY CHECK 56656173
2018 945 REFUND-FEDERAL INCOME TAX REC# 556418						
O	729076	03/18/2019	ktrudell	F2	ITEDIUM INC	

03/18/2019 12:25 PM

## RECEIPT REGISTER FOR CITY OF WYANDOTTE

Page: 2/3

User: ktrudell

Post Date from 03/18/2019 - 03/18/2019 Open Receipts

DB: Wyandotte

Receipt #

Date

Cashier

Wkstn

Received Of  
Distribution

Amount

COBRA	COBRA GUARD	(ITEDIUM)		732-000-231-020	Payroll W/H-Hospital Insur	188.14	CITY CHECK 086644
-------	-------------	-----------	--	-----------------	----------------------------	--------	-------------------

COBRAGUARD PECK, MEYRING

REC# 556419

O	729078	03/18/2019	ktrudell	F2	ITEDIUM INC		
COBRA	COBRA GUARD	(ITEDIUM)		732-000-231-020	Payroll W/H-Hospital Insur	143.64	CITY CHECK 086859

COBRAGUARD JOHNSON, SHEILA

REC# 556420

Total of 12 Receipts

31,700.18

User: ktrudell

Post Date from 03/18/2019 - 03/18/2019 Open Receipts

DB: Wyandotte

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
Description				Distribution	

## \*\*\* TOTAL BY GL DISTRIBUTION \*\*\*

101-000-041-024 A/R ANN ARBOR COL-RESCUE	332.58
101-000-041-026 A/R ANN ARBOR COL-MVA	35.00
101-000-228-010 Due to FICA/Medicare	25,825.76
101-000-655-018 Rental Income - 81 Chestnut	832.00
101-000-655-040 RECEIPTS-MISCELLANEOUS	3,715.09
731-000-228-024 Due to Federal Income Taxes	41.23
731-000-392-040 Res. Police & Fire Employee Contrib	586.74
732-000-231-020 Payroll W/H-Hospital Insurance	331.78

TOTAL - ALL GL NUMBERS: 31,700.18

## \*\*\* TOTAL BY FUND \*\*\*

101 General Fund	30,740.43
731 Retirement System Fund	627.97
732 Retiree Health Care Fund	331.78

TOTAL - ALL FUNDS: 31,700.18

## \*\*\* TOTAL BY BANK \*\*\*

GEN GENERAL OPERATING FUND

Tender Code/Desc.	
(CCK) CITY CHECK	30,740.43

TOTAL: 30,740.43

RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM

(CCK) CITY CHECK 959.75

TOTAL: 959.75

TOTAL - ALL BANKS: 31,700.18

## \*\*\* TOTAL OF ITEMS TENDERED \*\*\*

Tender Code/Desc.	
(CCK) CITY CHECK	31,700.18

TOTAL: 31,700.18

## \*\*\* TOTAL BY RECEIPT ITEMS \*\*\*

(2) COBRA: COBRA GUARD (ITEDIUM)	331.78
(1) EP: PD EMPLOYEE PENSION CONTR	586.74
(3) MZ: MISC CASH/VARIOUS	26,698.99
(4) RE: RECEIPTS-MISCELLANEOUS	3,715.09
(1) XV: A/R ANN ARBOR COL-RESCUE	332.58
(1) XW: A/R ANN ARBOR COL-MVA	35.00

TOTAL - ALL RECEIPT ITEMS: 31,700.18

**Meeting Minutes**  
**Tuesday, February 12<sup>th</sup> 2019 at 5:30 pm**  
**City Council Chambers, 3200 Biddle Avenue, Wyandotte MI 48192**

**MEMEBRS PRESENT:** Patt Slack, Anne Majlinger, Ricky DeSana, Bryan Kozinski, Mikelle Vargas, Norm Walker

**EXCUSED:** Mayor Joseph Peterson, Leo Stevenson, John Jarjosa

**OTHERS PRESENT:** Natalie Rankine

**PUBLIC COMMENT:** John Truitt, Tin Can Tourists

**APPROVAL OF MINUTES & AGENDA**

- a. Minutes from November Meeting and agenda from Feb 12<sup>th</sup> meeting.

**Motion by Anne Majlinger supported by Norm Walker to approve the DDA Minutes from November and agenda from February 12<sup>th</sup>, 2019. All in favor, motion carried.**

**MONTHLY REVENUE AND EXENDITURE REPORT**

- a) November 2018
- a. December/January

**Motion by A. Majlinger supported by R. DeSana to approve the November 2018 and the December/January revenue and expenditure report. Roll call, all in favor. Motion approved.**

**ONGOING PROJECTS AND BUSINESS:**

- a) **DDA Director and hiring of contractors:** P. Slack stated that the board has been looking for a DDA Director and they have been through many rounds of interviews. P. Slack expressed that she would like to turn the board's direction to establishing subcommittees instead of hiring a DDA Director. P. Slack would like focus on PR, Social Media and Design, that would bring new businesses to the downtown area. Those subcommittees would review and recommend the individuals/companies for those specific areas and the funds would be taken out of the DDA Director salary budget. R. DeSana suggested a resolution to put the DDA Director on hold and move forward with the idea of focusing on contracting services that the DDA needs. If services are needed then the funds will be allocated.

**Motion by R .DeSana, supported by M. Vargas, to placer the DDA Director position on hold and move forward with contracting services the DDA needs. Funds will be allocated as required. All in favor, motion carried.**

- b) **Design Committee:** P. Slack stated that the Design subcommittee has be working with N. Rankine regarding the plans of establishing Downtown Wyandotte in the areas of viaduct beautification, downtown outdoor eating and gathering spaces, wayfinding and alleyway improvements. N. Rankine presented her plans to the board. The board discussed. N. Rankine recommended having a map placed in the downtown area to

assist patrons of the city. She also discussed the plan of the viaduct area at Eureka Road by improving the maintenance and landscape. N. Rankine stated that maintenance will include greenery control, weeding, mowing, planting, etc. She expressed that the goal is to attract the public to our city by creating a gate way signage that would welcome the public in the viaduct area. A plan has been created and will be sent out for bids to be presented back to the DDA at a future meeting. The committee is in full support of all projects.

- c) **Business Mixer January:** P. Slack communicated to the board that the DDA hosted a Business Mixer in January at Portofino's that allowed businesses in the DDA to get to know one another. She stated that roughly about 75 business members attended and that the event went very well and was a success.
- d) **Small Business Saturday Report -Matt Lee:** P. Slack shared that H. Thiede-Champlin has more information on this subject and will report to the DDA board at the next meeting. She stated the DDA will once again participate in Shop Small Saturday this year.
- e) **Welcome to Wyandotte Today 2019:** P. Slack showed the board the new 2019 Welcome to Wyandotte Today Magazine which includes a full event listing, public art pages, full business listing along with a separate DDA business listing, etc. The committee discussed.
- f) **Social Media and PR Consultant:** P. Slack read a report from H. Thiede-Champlin, that stated the promotion committee met with the Special Event Office regarding social media and PR companies. The Special Events Office has reached out to several different PR companies such as Identity PR, 360 Event Productions, Drum Beaters, etc. to get an idea of what they offer and a price quote. P. Slack also stated that H. Thiede has reinstated the Wyandotte Street Art Fair Instagram page and have gained many more followers. The Special Events Office has worked with Con Lustig to create an all year poster that would be eye catching. P. Slack showed the committee the artwork. The committee discussed.
- g) **Ron Thomas Grant:** A. Majlinger stated that the committee received an email from H. Thiede-Champlin from R. Thomas noting the completion of his project downtown. P. Slack stated that once he is finished with the construction for his business and has a certificate of occupancy then he will receive his grant. The committee discussed.

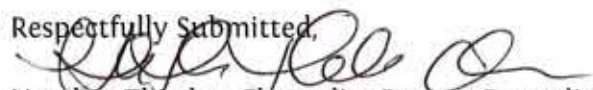
#### **NEXT REGULAR MEETING:**

March 12<sup>th</sup>, 2019

#### **ADJOURNMENT:**

**Motion by N. Walker, and supported by A. Majlinger to adjourn DDA meeting. All in favor. Meeting was adjourned.**

Respectfully Submitted,



Heather Thiede - Champlin, Deputy Recording Secretary.



## RETIREMENT COMMISSION MEETING MINUTES

Friday – February 15, 2019

Meeting called to order at 9:10 a.m. by Chairman LaManes.

### ROLL CALL:

PRESENT: Commissioners: Browning, LaManes, Lyon, and Szczechowski

ALSO PRESENT: Frank Deeter—Oppenheimer & Company  
Tanner Robinson – Oppenheimer & Company  
Susan Schultz

ABSENT: Commissioners Brohl, Harkleroad and Roberts  
Larry Stec – City Clerk  
William Look – City Attorney

MOTION by Commissioner Browning, SUPPORTED by Commissioner Lyon

RESOLVED that the minutes held under the date of January 18, 2019 be approved as recorded without objection.

MOTION UNANIMOUSLY CARRIED

### PRESENTATIONS:

#### **Tanner Robinson made the presentation and spoke of the following highlights:**

Mr. Robinson started his review of the 4th quarter by discussing the overall markets and economy. He indicated that the selloff in equity markets was severe and predicated by many factors including tighter monetary policy, trade wars, government shutdown and poor corporate earnings. It was the worst December in the stock market since 1931, the worst quarter in a decade and the first year since 1991 with two double digit drawdown periods.

Fundamentally the economy is still sound with very low unemployment, increasing wage inflation and low overall inflation.

He reviewed the returns and valuation of US equities vs. those outside the US and indicated that while stocks outside the US underperformed in 2018, they are still attractively valued and have a place in a well diversified portfolio.

He then reviewed the Pension's fourth quarter performance and noted the portfolio was down over 7% for the quarter and underperformed the benchmark for the quarter which he said they were not happy with. He described the main source of underperformance as coming from the fixed income component of the portfolio. Those managers were underweight duration or longer maturity bonds and duration rallied in the flight to quality environment. While they're not happy with that performance they can understand it and justify it from a longer term perspective as owning longer maturity bonds presents an asymmetric risk/return potential.

Mr. Robinson also commented on the Lazard Emerging Markets Fund which was placed on the watch list last quarter for underperformance. He was pleased to see Lazard rebounded well on a relative basis vs. its benchmark due to an underweight in China which was a laggard in the quarter. Mr. Robinson said the fund would remain on the watch list but was pleased with their progress.

He then reviewed the January cheat sheet and noted that the portfolio unofficially was up over 5% for the month with every asset class solidly positive in the month. It was the best January in over 30 years in the US Equity market.

He discussed the rebalancing that took place in early January to raise cash for participant distributions and to rebalance the portfolio as market movements had slightly skewed the overall asset allocation. He said that they would continue to look for opportunities to strategically rebalance as they expect to see continued volatility in markets and desire to take emotions out of decision making and adhere to process, which they believe is the most prudent way to manage and invest plan assets. Mr. Robinson noted that the portfolio is within its desired asset allocation percentages.

MOTION by Commissioner Lyon, SUPPORTED by Commissioner Szczechowski

RESOLVED by the Wyandotte Employees Retirement Commission that the monthly report from

Mr. Tanner Robinson of Oppenheimer & Company, Inc. regarding the January 2019 market segment fluctuations be received and placed on file.

MOTION UNANIMOUSLY CARRIED

MOTION by Commissioner Lyon, SUPPORTED by Commissioner Szczechowski  
RESOLVED by the Wyandotte Employees Retirement Commission that the 4<sup>th</sup> Quarter Analysis of 2018 from Tanner Robinson of Oppenheimer & Co., Inc. be received and placed on file.  
MOTION UNANIMOUSLY CARRIED

COMMUNICATIONS:

None

ADJOURNMENT:

MOTION by Commissioner Szczechowski, SUPPORTED by Commissioner Lyon  
RESOLVED, that the meeting be adjourned at 9:36 a.m.  
MOTION UNANIMOUSLY CARRIED

A handwritten signature in cursive script, appearing to read "Susan Schultz".

Susan Schultz in for Lawrence S. Stec, Secretary  
Wyandotte Employee's Retirement Commission  
February 15, 2019

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF March 6, 2019  
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was **called to order** by Chairperson Duran at **6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

**MEMBERS PRESENT:** Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Szymczuk

**MEMBERS ABSENT:** DiSanto, Trupiano, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Nevin to approve the minutes of the January 2, 2019, meeting.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

---

**Appeal #3290 – GRANTED**

Jason Ptak, 1267 Oak Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 1267 Oak Street**, Lot 1, Hurst and Post's Sub., Block 339, in a O-S zoning district, where the proposed conflicts with Sections 2100 and 2402.D of the Wyandotte Zoning Ordinance.

**Section 2100:**

RT District: A maximum of 35% of the lot area may be covered with structures.

Proposed 30'x40' detached garage will result in the lot coverage being exceeded by **\*377 sq. ft.** or resulting in **\*40.39%** of lot coverage.

O-S District: A maximum of 100% of the lot area may be covered with structures.

Proposed meets this requirement.

**Section 2402.D:**

RT District: An accessory building shall not exceed 40% of the total rear yard in a **residential district**, provided in no instance exceed the ground floor area of the main building. The main building is 1187 sq. ft. in area, the existing detached garage is **\*440**

sq. ft. in area, the proposed detached garage of 1200 sq. ft. will result in **\*1640 sq. ft.** of accessory buildings exceeding the main building area by **\*453 sq. ft.** in area.  
O-S District: This section does not apply to the O-S District.

\*Note: Sections 2100 and 2402.D revised 3-5-19 (attached)

**Proposed garage will not be detrimental to adjacent land or buildings, will not impede flow of pedestrian or vehicular traffic, and will not impair the intent of the ordinance.**

A motion was made by Member Szymczuk, supported by Member Gillon to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

#### **COMMUNICATIONS:**

A motion was made by Member Flachsmann, supported by Member Olsen to place communications on file. Motion carried

#### **OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the Board will be held on April 3, 2019.**



Peggy Green, Secretary

#### **Appeal #3290**

Chairperson Duran read the appeal and asked that it be explained.

Chairperson Duran also informed the Board that the Planning Commission had approved this as a two family dwelling at the February 21, 2019, meeting.

Jason Ptak, owner and appellant, present.

Mr. Ptak explained that the Planning Commission did approve the building as a two family, he lives in the building, the main floor will become a second apartment, and he needs more storage.

Member Szymczuk stated that the garage will be 30'x40' and asked if there would be one big door. Mr. Ptak replied that there would probably be 2 facing 14<sup>th</sup> Street, but he will be working with an architect.

Member Gillon asked how many bedrooms are in the units. Mr. Ptak replied 3 in the upstairs, and 2 in the downstairs.

Member Gillon asked who would be using the garage. Mr. Ptak replied that he would, and the tenant would use the existing garage.

Member Olsen asked about the height of the garage. Mr. Ptak replied that he was not sure yet, but he would like to have storage trusses. Member Olsen confirmed that the garage door would be facing 14<sup>th</sup>. Mr. Ptak stated that was correct.

Member Flachsmann commented that he did not see any problems with the garage.

Communication from DTE.

Communication from the City Engineer and revised Notification of Nonconformance.  
No other communications were received regarding this appeal.



4 of 6

**OFFICIALS**

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
TREASURER



**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

March 5, 2019

Zoning Board of Appeals and Adjustment  
Barbara Duran, Chairperson  
3200 Biddle  
Wyandotte, Michigan

**RE: 1267 Oak Street  
Appeal #3290**

Dear Chairperson Duran:

The Notification of Nonconformance dated January 24, 2019, was based on the information submitted by the owner and city records. Since this time, the existing garage has been field measured and it was discovered that it is 440 square feet, not 572 square feet as previously indicated. See the revised Notification of Conformance of Proposed Building or Occupancy.

Sincerely,

Mark A. Kowalewski  
City Engineer

w/zoning/1267 Oak garage size correction

5 of 6

DEPARTMENT OF ENGINEERING AND BUILDING  
CITY OF WYANDOTTE, MICHIGAN

NOTIFICATION

Nonconformance of Proposed Building or Occupancy

Date: January 24, 2019

REVISED 3-5-19

**Appellant:**

Jason Ptak  
1267 Oak  
Wyandotte, MI 48192

**Owner:**

same

**RE: 1267 Oak**

In accordance with Section 2600 of the Zoning Ordinance, you are hereby notified that your application, dated January 24, 2019, for a **building permit for a garage** on LOT 1, HURST AND POST'S SUB BLOCK 339, in a O-S zoning district does not comply with Section 2100 and 2402.D of the Zoning Ordinance, which requires:

The appellant is applying to the Planning Commission (meeting February 21, 2019) for a Special Use of a Limited Dwelling – two family dwelling in an Office Service (O-S) District. A Limited Dwelling requires the provisions of the two family (RT) district be met.

**Section 2100:**

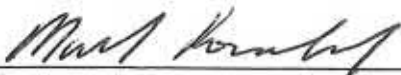
RT District: A maximum of 35% of the lot area may be covered with structures. Proposed 30'x40' detached garage will result in the lot coverage being exceeded by **377 sq. ft.** or resulting in **40.39%** of lot coverage.

O-S District: A maximum of 100% of the lot area may be covered with structures. Proposed meets this requirement.

**Section 2402.D:**

RT District: An accessory building shall not exceed 40% of the total rear yard in a **residential district**, provided in no instance exceed the ground floor area of the main building. The main building is 1187 sq. ft. in area, the existing detached garage is **440 sq. ft.** in area, the proposed detached garage of 1200 sq. ft. will result in **1640 sq. ft.** of accessory buildings exceeding the main building area by **453 sq. ft.** in area.

O-S District: This section does not apply to the O-S District.

  
Mark A. Kowalewski  
City Engineer

Peggy Green

6 of 6

**From:** Bradley K Smith [bradley.smith@dteenergy.com]  
**Sent:** Friday, March 01, 2019 2:29 PM  
**To:** engineering1@wyan.org  
**Subject:** RE: Appeal #3290

March 1, 2019

City of Wyandotte  
Zoning Board of Appeals  
3200 Biddle Ave., Suite 200  
Wyandotte, MI 48192

Please disregard previous email. See below.

Appeal #3290

Re: Notice of public hearing:  
Variance to obtain a Building Permit at 1267 Oak Street.

☒ Not Involved

☐ Involved: but asking you to hold action on this petition until further notice.

☐ Involved: but no objections to the property change - - provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

☐ Involved: the nature of our services, and the estimated costs of abandonment and/or rerouting of all such gas mains and/or services must be determined.

REMARKS:

DTE Gas Company has no involvement, nor objection to aforementioned permit.

Please abide by Public Act 174. Three (3) working days before you dig call MISS DIG at:  
1-800-482-7171 or 811

DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

Bradley K. Smith  
Bradley K Smith  
Drafter/SE Region

**From:** Bradley K Smith  
**Sent:** Friday, March 01, 2019 2:20 PM  
**To:** 'engineering1@wyan.org' <engineering1@wyan.org>  
**Subject:** Appeal #3290

March 1, 2019

City of Wyandotte