

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

A Regular Session of the Wyandotte City Council was held in Council Chambers and via Virtual Telecommunication methods, due to COVID-19 in accordance with current MDHHS Public Health Orders & PA228 of 2020, using the Zoom Audio platform, on Monday, February 22, 2021, and was called to order at 7:00pm with Honorable Mayor Pro Tempore Robert A. DeSana presiding.

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

---

Present: Mayor Pro Tempore Robert A. DeSana, Councilpersons Robert Alderman, Christopher Calvin, Megan Maiani, Leonard Sabuda, and Donald Schultz (virtual – Wyandotte, MI).

ABSENT: None

Also, Present: Theodore Galeski, City Assessor; Todd Browning, City Treasurer (virtual – Wyandotte, MI); William Look, City Attorney (virtual – Wyandotte, MI); Greg Mayhew, City Engineer (virtual – Wyandotte, MI); and Lawrence Stec, City Clerk

---

**PRESENTATIONS**

**PRESENTATION OF PETITIONS**

**PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

**CALL TO THE PUBLIC**

**CONSENT AGENDA**

**2021-35 MINUTES**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED that the minutes of the meeting held under the dates of January 25, 2021, be approved as recorded, without objection.  
 Motion unanimously carried.

**2021-36 MINUTES**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED that the minutes of the meeting held under the dates of February 8, 2021, be approved as recorded, without objection.  
 Motion unanimously carried.

**2021-37 QUARTERLY INVESTMENT REPORTS – 2020 1Q-4Q**

By Councilperson Maiani, supported by Councilperson Calvin  
 RESOLVED BY CITY COUNCIL that Council hereby receives and places on file the 2020 1st, 2nd, 3rd and 4th Quarter Quarterly Investment Reports submitted on February 22, 2021 by the Deputy Treasurer/Assistant Finance Director.  
 Motion unanimously carried.

**2021-38 TRAFFIC CONTROL ORDER 2021-1**

By Councilperson Maiani, supported by Councilperson Calvin  
 BE IT RESOLVED that Council concurs with the recommendation of Chief Zalewski as set forth in Traffic Control Order 2021-1 for the installation of "Handicap Signs" at 537 Elm St., Wyandotte, MI 48192.  
 BE IT FURTHER RESOLVED that the Department of Public Service be directed to install said signs and the City Clerk be authorized to sign said order.  
 Motion unanimously carried.

### **2021-39 MLCC SOCIAL DISTRICT PERMIT APPLICATIONS**

By Councilperson Maiani, supported by Councilperson Calvin

WHEREAS, Pursuant to the Public Act 124 of 2020, as amended, the City of Wyandotte has established the Wyandotte Social District and Commons Area; and

WHEREAS, the following two establishments/licensees located within said Social District and Commons Area, have submitted an application for a Social District Permit;

Belicoso Café, Inc.: 3030 Biddle Ave.

Wyandotte Beer Company, LLC.: 3016 First St.

and

WHEREAS, said Act provides that the City Council shall review and approve the Social District Permit Applications prior to the licensee's submitting their Social District Permit Applications to the State of Michigan Liquor Control Commission (MLCC);

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council hereby approve the two Social District Permit Applications as presented and BE IT FURTHER RESOLVED that the Mayor and City Council hereby authorizes the City Clerk to complete the Local Governmental Unit Approval Forms for the Social District Permit for both of two applicants.

Motion unanimously carried.

### **NEW BUSINESS**

#### **2021-40 2021 POVERTY TAX RELIEF GUIDELINES (amended 7/26/21, res. #2021-235)**

By Councilperson Maiani, supported by Councilperson Calvin

WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council and

WHEREAS, the principal residence of persons, who the and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in part from taxation under Public Act 253 of 2020 (MCL 211.7u); and

WHEREAS, pursuant to PA 253 of 2020, the City of Wyandotte, Wayne County adopts the following policy for the Board of Review to implement.

1. Exemptions will be granted to owners of homesteads only. Property must be granted at least a 50% homestead exemption from the State of Michigan.
2. Per, MCL 211.7u(3), the application for consideration must be received by the Assessor's Office at least one day prior to the last session of the Board of Review. The application can be made by mail, if received one day prior to the last session of the Board of Review.
3. All applicants must file a claim with the Board of Review on a form prescribed by the State Tax Commission. The application must be filled out in its entirety and all requested documentation must be attached. If an area does not apply to the applicant, "N/A" must be used. If the application is not complete or requested documentation is not included, the Board of Review will deny the exemption. All pages included with this application must be returned when the application is submitted for review.
4. Per MCL 211.7u(7), a person who files a claim for Poverty exemption IS NOT prohibited from also appealing the assessment on the property to the Board of Review in the same year.
5. The poverty threshold for eligibility for a poverty exemption is the Federal income standards established by the United States Office of Management and Budget for the previous calendar year. To be eligible for a poverty exemption from property taxes, the income of the property owner (household) must be less than the poverty threshold for the number of persons within the household.
6. All income and assets for persons in the household are reported in accordance with a form prescribed by the State Tax Commission.
  - a. Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence must be included with the application including any property tax credit returns. The tax returns may be from the current or preceding tax year. If any person in the household is not required to file federal or state tax returns, the included affidavit, form 4988, must be completed by each person that does not file taxes.

- b. The most recent statement for all bank accounts, investments, IRAs, CDs, 401Ks, money market, annuities, etc. The statement submitted must be complete with no missing pages and submitted for all persons residing in the home.
  - c. Proof of income/assets from the Social Security Administration, Veterans Administration, Medicare, Medicaid, Bridge Card, and any College/University scholarships for all persons residing in the home.
  - d. The most recent mortgage statement of the primary residence under review, including any reverse mortgages.
  - e. If primary residence being sought for exemption was purchased within the past two years of this application, homeowner's closing statements must be submitted with application.
7. Maximum total allowed assets, including amounts in banking/investment accounts may not exceed the amount of the federal poverty guideline for the number of persons in the household. The Asset Level does not include the primary residence for which exemption is being sought. It does include, but is not limited to:
- a. A second home, additional land not associated with the primary residence, or other buildings other than the primary residence being sought for exemption.
  - b. Vehicles and other recreational vehicles such as motor homes, campers, ATVs, boats, and motorcycles.
  - c. Jewelry, antiques, artwork, equipment, and other personal property of value.
  - d. Bank accounts, stocks, bonds, and investments. This also includes the money received from the sale of stocks, bonds, investments, cars, and houses unless a person is in the specific business of selling such property.
  - e. Withdrawals of bank accounts and borrowed money.
  - f. Gifts, loans, lump-sum inheritances, and one-time insurance payments.
  - g. Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms.
  - h. Federal non-cash benefits programs such as Medicare, Medicaid, food stamps, and school lunches.
  - i. The total interest income in all accounts (checking, savings, CDs, IRAs, 401Ks, money market, annuities, etc.)
  - j. The applicant shall not have ownership interest in any real estate other than the primary residence being considered for exemption.
8. Applicants that meet the income and asset qualifications will have the taxable value reduced by 50% for the current year.
9. Poverty exemptions shall be granted for one year only. The property owner must apply every year in order to receive an exemption.

The City of Wyandotte Poverty Exemption Guidelines and Application will be updated annually with the current year Poverty Income Guidelines as established by the United States Department of Health and Human Services without further resolutions. If alternative guidelines are adopted by this governing body a new resolution will be required.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Assessor and Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption. ~~unless the Board of Review determines there are substantial and compelling reasons why there should be a deviation from the policy and federal guidelines and these reasons are communicated in writing from/to the claimant.~~

Motion unanimously carried.

### **2021-41 2021 FISCAL YEAR BUDGET AMENDMENTS**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED BY CITY COUNCIL that Council hereby concurs in the recommendations of the Deputy Treasurer/Assistant Finance Director and approves the necessary 2021 Fiscal Year Budget amendments as outlined in this communication.

Motion unanimously carried.

**2021-42 WPD HIRING – A. STROMBERG**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED BY THE CITY COUNCIL that council concurs with the determination that vacancies exist for the position of police officer and the council authorizes the filling of such vacancies and

FURTHER RESOLVED BY THE CITY COUNCIL that subsequent to a physical agility test, and interview panel conducted by the police department, candidate Adam Stromberg is being offered employment as a probationary police officer contingent upon his successful completion of a drug screen, physical, and psychological examination.

Motion unanimously carried.

**2021-43 GENERAL INCREASE FOR WMS GENERAL MANAGER**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED by the Wyandotte City Council, a majority of its members thereto concurring, that City Council approves a general increase of 3% for the WMS General Manager, effective 2/15/2021.

Motion unanimously carried.

**2021-44 FORMER CITY HALL REDEVELOPMENT: RISE ABOVE VENTURES**

By Councilperson Maiani, supported by Councilperson Calvin

WHEREAS Rise Above Ventures has successfully completed and delivered the provisions outlined in item 1. "Access by Grantee" and the attachment titled "Rise Above Ventures Developer Responsibilities" in the Right of Entry and Access Agreement signed and executed by Mayor Pro Tempore and the City Clerk on October 13th, 2020.

WHEREAS the Mayor Pro Tempore, City Council, the City of Wyandotte and Downtown Development Authority have all received and reviewed RAV's Summary of Findings for redevelopment of the former City Hall building (3131 Biddle) and adjacent gravel lot (3149 Biddle) (together hereunto referred to as "The Property").

WHEREAS Rise Above Ventures has expressed an interest to further pursue a comprehensive redevelopment of The Property to construct a new mixed-use retail and residential facility, NOW THEREFORE BE IT RESOLVED that the Mayor Pro Tempore and City Council hereby concur with the recommendations of the DDA Director and hereby grant RAV the exclusive right for a period of 120 days to create a development plan for development of The Property as outlined in RAV's Summary of Findings;

AND

BE IT FURTHER RESOLVED That the Mayor Pro Tempore and City Council hereby authorize the DDA Director to continue facilitating the negotiations for redevelopment of The Property between RAV and the City of Wyandotte.

Motion unanimously carried.

**2021-45 DOWNTOWN HOLIDAY LIGHTING CONTRACT 2021**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED by Mayor and City Council to approve the request of the DDA Director to waive the City of Wyandotte's approved procurement process regarding the Downtown Wyandotte Holiday Lighting Contract;

AND

BE IT FURTHER RESOLVED that Mayor and City Council hereby approve the 2021 Downtown Holiday Lighting Proposal from Grosse Ile Lawn and & Sprinkler and authorize Mayor and Clerk to sign the contract.

Motion unanimously carried.

**2021-46 BID FILE #4802: EUREKA ROAD VIADUCT LANDSCAPE & MAINT. AGMT.**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED that Council concurs with the recommendation of the DDA Director and approves the proposal from Grosse Ile Lawn and Sprinkler to perform the Eureka Road Viaduct Maintenance in accordance with File #4802 in the following annual amounts (three-year contract proposal with an additional three-year option to extend):

2021: \$16,150.00

2022: \$17,765.00

2023: \$19,186.20

2024: \$19,186.20

2025: \$19,186.20

2026: \$19,186.20

BE IT FURTHER RESOLVED that the Mayor Pro Tempore and City Clerk are authorized to sign the contract with Grosse Ile Lawn and Sprinkler.

Motion unanimously carried.

**2021-47 2<sup>ND</sup> AMENDMENT TO AGMT FOR PURCHASE & SALE OF 640 PLUM (MCKINLEY)**

By Councilperson Maiani, supported by Councilperson Calvin

BE IT RESOLVED that the Mayor Pro Tempore and Council concur with the recommendation from the City Engineer regarding approval of the Second Amendment to Agreement for Purchase and Sale of McKinley School, 640 Plum with Developer, Coachlight Properties LLC/Jonesboro Investments Corp., and further, the Mayor Pro Tempore and City Clerk are authorized to sign said Second Amendment to Agreement, including exhibits, as presented.

Motion unanimously carried.

**2021-48 FINAL READING #1504: REZONING OF 2011 OAK STREET**

By Councilperson Maiani, supported by Councilperson Calvin

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING

ORDINANCE TO REZONE THE PROPERTY KNOWN AS

2011 OAK STREET FROM NEIGHBORHOOD BUSINESS DISTRICT (B-1) TO

SINGLE FAMILY RESIDENTIAL (RA)

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Rezoning of Property:

The following described property located in the City of Wyandotte, County of Wayne, State of Michigan, and described as follows:

LOTS 119 120 121 EUREKA ESTATES SUBDIVISION, AS

RECORDED [N LIBER 41 PAGE 84 OF PLATS WAYNE COUNTY RECORDS

Known as 2011 Oak Street, Wyandotte, Michigan

be and is hereby rezoned from B-1 (Neighborhood Business District) to RA (Single Family Residential District).

Section 2. Amendment of Zoning Map.

The zoning Map of the City of Wyandotte be and is hereby amended in accordance with the provisions of this Ordinance as set forth in Zoning Map. No. 300.

Section 3. Severability.

All Ordinances or parts of Ordinances in conflict herein are hereby repealed, only to the extent to give this Ordinance full force and effect.

Section 4. Effective Date.

This ordinance shall take effect upon the expiration of seven (7) days after publication and shall be published along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption. The notice of adoption shall include the text of the amendment, the

effective date of the Ordinance, and the place and time where a copy of the Ordinance may be purchased or inspected.

Motion unanimously carried.

### **2021-49 BILLS & ACCOUNTS**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED that the total bills and accounts of \$3,690,021.71 as presented by the Mayor Pro Tempore and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

### **REPORTS & MINUTES**

Civil Service Commission 02/10/2021

Fire Commission 1/12/2021

Police Commission 02/09/2021

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

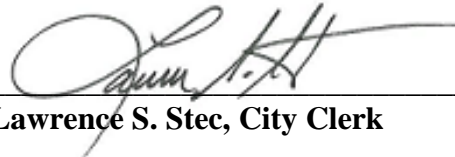
### **ADJOURNMENT**

#### **2021-50 ADJOURNMENT**

By Councilperson Maiani, supported by Councilperson Calvin

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:37 p.m.

Motion unanimously carried.



---

**Lawrence S. Stec, City Clerk**