

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 Wayne County Local Public Health Department Emergency Epidemic Order and PA228 of 2020, using the Zoom Audio platform, on Monday, November 22, 2021, and was called to order at 7:00pm with Honorable Mayor Robert A. DeSana presiding.

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

Present: Mayor Robert A. DeSana, Councilpersons Robert Alderman, Christopher Calvin, Kaylyn Crayne, Todd Hanna, Rosemary Shuryan, Kelly Stec

ABSENT: City Assessor Theodore Galeski

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

PRESENTATIONS

- Rob Woelkers of Biddle Bowl to the Wyandotte Goodfellows (6:30PM)
- Proclamation - National American Indian Heritage Month

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

UNFINISHED BUSINESS

CALL TO THE PUBLIC

CONSENT AGENDA

2021-350 MINUTES

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED that the minutes of the meetings held under the date of November 1, 2021, be approved as recorded, without objection.

Motion unanimously carried.

2021-351 VARIOUS SERVICES – SPECIAL ASSESSMENTS

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED that Council hereby concurs in the recommendation of the City Administrator in his communication regarding the list of delinquent Special Assessment Installments; AND

BE IT FURTHER RESOLVED that Council directs the City Treasurer to spread said charges on the 2021 Winter Tax Roll.

Motion unanimously carried.

2021-352 2022 CITY COUNCIL MEETING SCHEDULE

By Councilperson Alderman, supported by Councilperson Crayne

BE IT RESOLVED that the following meeting dates and item submission deadlines be accepted as the dates for Council Meetings for the 2022 calendar year:

MEETING DATES	AGENDA ITEM SUBMISSION DEADLINES
January 10, 2022	January 5, 2022
January 24, 2022	January 19, 2022
February 7, 2022	February 2, 2022
February 28, 2022	February 23, 2022

MEETING DATES	AGENDA ITEM SUBMISSION DEADLINES
March 14, 2022	March 9, 2022
March 28, 2022	March 23, 2022
April 11, 2022	April 6, 2022
April 25, 2022	April 20, 2022
May 9, 2022	May 4, 2022
May 23, 2022	May 18, 2022
June 6, 2022	June 1, 2022
June 27, 2022	June 22, 2022
July 11, 2022	July 6, 2022
July 25, 2022	July 20, 2022
August 15, 2022	August 10, 2022
August 29, 2022	August 24, 2022
September 12, 2022	September 7, 2022
September 26, 2022	September 21, 2022
October 10, 2022	October 5, 2022
October 24, 2022	October 19, 2022
November 14, 2022	November 9, 2022
November 21, 2022	November 16, 2022
December 5, 2022	November 30, 2022
December 19, 2022	December 14, 2022

Motion unanimously carried.

2021-353 ROAD CLOSURE REQUEST – THE LINCOLN CENTER

By Councilperson Alderman, supported by Councilperson Crayne

WHEREAS, The Lincoln Center has requested to close Electric and Cora Streets at Goddard Rd, and Baumeys between Electric and Cora from 9AM to 11AM for a Thanksgiving Parade from 9:30 - 10:30AM on Tuesday, November 23, 2021.

WHEREAS, the Program Administrator of The Lincoln Center has agreed to notify residents in the area of the road closure prior to the day of the event and the request has been reviewed and approved by DPS, WFD, and WPD.

BE IT RESOLVED that Council approves said closure of streets for the requested times and that the school, or its administration, shall sign a hold harmless agreement.

BE IT FURTHER RESOLVED that the Department of Public Services will provide the necessary barricades for the event prior to 9AM on November 23, 2021.

Motion unanimously carried.

NEW BUSINESS

2021-354 POAM POLICE & FIRE DISPATCHERS CBU – TENTATIVE AGREEMENT

By Councilperson Alderman, supported by Councilperson Crayne

Resolved that Council hereby CONCURS in the recommendation of the City

Administrator and APPROVES the tentative agreements between the City of Wyandotte and the Police Officer's Association of Michigan Wyandotte Police and Fire Dispatchers Bargaining Unit and further instructs the City Administrator to prepare the collective bargaining agreement for the period of January

1, 2022 through December 31, 2024, and further authorizes the Mayor and City Clerk to execute said agreement.

Motion unanimously carried.

2021-355 WFD HIRING OF PROBATIONARY FIREFIGHTER – J. WAARA

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED that Council acknowledges receipt of the communication from the Human Resource Specialist regarding the Probationary Fire Fighter position within the Fire Department; and

CONCURS with the recommendation therein and hereby declares said position vacant and authorizes the filling of such vacancy; and

FURTHER, RESOLVED that the Council approves the hiring of James Waara Jr. as a Probationary Firefighter in the Fire Department contingent on the successful completion of a psychological evaluation, physical and drug screen examination.

Motion unanimously carried.

2021-356 WPD HIRING FOR DOWNRIVER CENTRAL DISPATCH – C. WIDBY

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED that Council acknowledges receipt of the communication from the Human Resource Specialist regarding the Full Time Dispatcher position at the Downriver Central

Dispatch/Police Department; and

CONCURS with the recommendation therein and hereby declares said position vacant and authorizes the filling of such vacancy; and

FURTHER, RESOLVED that the Council approves the hiring of Courtney Widby as a Full Time Dispatcher in the Downriver Central Dispatch/Police Department.

Motion unanimously carried.

2021-357 W LOFTS SPECIAL EVENT DATE CHANGE

By Councilperson Alderman, supported by Councilperson Crayne

BE IT RESOLVED that Council Concurs with the recommendation of the Special Events Coordinator to approve the use of city sidewalks, streets and property for the event held May 21st 2022 from 1 - 10 pm.

W Club Grand Opening Event

Oak Street from Second Street to Biddle Avenue

Use of city sidewalk and property for parking and event items

The grassy lot at Elm and First Street will not be allowed to be used for parking

This event has been reviewed and approved by the Police Chief, Fire Chief, Department of Public Service and Recreation Superintendent provided a live safety inspection will take place prior to the events beginning to review event and tent set up by the Fire Chief

The city requires the business to add the City of Wyandotte as additional insured to their insurance policy and have a signed hold harmless on file and the business is required to pay for any fees associated with the use of city material and man power for all events.

Motion unanimously carried.

2021-358 140-142 MAPLE STREET: COMMERCIAL FACILITIES EXEMPTION CERT

By Councilperson Alderman, supported by Councilperson Crayne

WHEREAS, the City of Wyandotte legally established Commercial Redevelopment District No. 17 on May 4, 2020, after a public hearing held on May 4, 2020; and

WHEREAS, the state equalized value (SEV) of the property proposed to be exempt plus the aggregate SEV of property previously exempt and currently in force under the Commercial Redevelopment Act, Public Act 255 of 1978, and under the Plant Rehabilitation and Industrial Development Districts Act, Public Act 198 of 1974, does not exceed 5% of the total SEV of the City; and

WHEREAS, said applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the application was approved at a public hearing as provided by Section 6(2) of Public Act 255 of 1978, on November 22, 2021; and

WHEREAS, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978, and excludes any portion of the property used for residential housing; and
 WHEREAS, the applicant, Julie Chan, District 142 LLC, has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City; and
 WHEREAS, the City requires that the construction, restoration or replacement of the facility shall be completed by April 15, 2023, or within a duly authorized extension of that date; and
 WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and
 WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and
 WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and
 WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, and revitalize an urban area in the City of Wyandotte; and
 WHEREAS, the restoration includes improvements aggregating 10% or more of the true cash value of the property at commencement of the restoration as provided by section 4(6) of Public Act 255 of 1978.
 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that the application is approved and a Commercial Facilities Exemption for a restoration project is hereby granted for the real property, excluding land and any portion of the property used for residential housing, located in Commercial Redevelopment District No. 17 at 140-42 Maple for a period of 12 years after the completion of construction of the project as described in the exemption application, beginning December 31, 2021, and ending December 30, 2035, pursuant to the provisions of PA 255 of 1978, as amended.
 Motion unanimously carried.

2021-359 PUBLIC HEARING REQUEST: 3131-3149 BIDDLE, PARKING LOT #4

By Councilperson Alderman, supported by Councilperson Crayne

WHEREAS, Pursuant to Section 6: items (a) through (h) of the Development and Purchase Agreement 3131-3149 Biddle Avenue, and Parking Lot #4 approved by the City Council on July 26th, 2021, and executed by Rise Above Ventures, LLC. ("developer"), the Mayor and the City Clerk thereafter, the City and the Developer must hold a public hearing in order to proceed with the redevelopment project,
 NOW THEREFORE BE IT RESOLVED:

1. That the City Council shall meet and hold a Public Hearing in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on Monday, December 20th, 2021, at 7:00 p.m., and shall provide the City, the Developer, and the general public an opportunity to be heard on the question of said purchase and redevelopment of 3131-3149 Biddle Avenue, and Parking Lot #4 in Downtown Wyandotte.
2. That the City Clerk publish the public notice of said public hearing, and shall inform by regular mail, the surrounding commercial and residential property owners of the public hearing. The City Clerk shall send notice via regular mail not less than 10 days or more than 30 days before the hearing date.
3. And that the City Clerk is hereby directed to publish notice one time in substantially the following form in the News Herald, Wyandotte Edition, not less than 10 days or more than 30 days before the hearing date:

CITY OF WYANDOTTE, MICHIGAN NOTICE OF HEARING ON THE PURCHASE AND
 REDEVELOPMENT OF THE FORMER CITY HALL: 3131-3149 BIDDLE AVENUE AND
 PARKING LOT #4 IN DOWNTOWN WYANDOTTE

PLEASE TAKE NOTICE: That on Monday, December 20th, 2021, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the purchase and redevelopment of the Former Wyandotte City Hall Building

located at 3131 Biddle Avenue, the adjacent gravel lot located at 3149 Biddle Avenue, and the adjacent city-owned Parking Lot #4.

The Purchase and Development Agreement was approved by the City Council on July 26th, 2021, and executed by Rise Above Ventures, LLC. ("developer"), the Mayor and the City Clerk thereafter. This public hearing will provide an opportunity for the general public, the City and the Developer to review and discuss the proposed building concept, site plan, traffic and parking, construction timeline, project financing and funding.

Copies of all relevant documents are available for public inspection at the City Clerk's Office, 3200 Biddle Avenue, Wyandotte, Michigan. The City Clerk's office may be reached at 734-324-4560. Further information may be obtained by contacting Joe Gruber, DDA Director, at 734-324-7298. Written comments received prior to or at the specified time and date of the hearing will also be considered and should be mailed or delivered to the City Clerk at City Hall, 3200 Biddle Avenue, Wyandotte, MI 48192.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week's notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Lawrence S. Stec, City Clerk, 3200 Biddle Avenue, Wyandotte, MI 48192 Phone: (734) 324-4500. Lawrence S. Stec City Clerk

Publish in News Herald: One time on Wednesday, December 1, 2021

Motion unanimously carried.

2021-360 SNOW REMOVAL AT CITY HALL, 3200 BIDDLE AVE.

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED that Council agrees with the recommendation of the City Engineer and approves the contract extension for the snow removal and salt application at City Hall with Pizzo Development Group. The City Hall snow removal will be budgeted in the amount of \$15,890 from account 530-444-825-220, and snow removal at City parking lots, other than City Hall, will be budgeted in the amount of \$4,500 from account 101-448-750-220.

Motion unanimously carried.

2021-361 SHORT-TERM RENTALS – HB 4722/SB 446

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED BY MAYOR AND CITY COUNCIL THAT;

WHEREAS, Home Rule and the Michigan Zoning Enabling Act confer authority on the people of Michigan, through their elected local officials and following protocols designed to maximize public input, to determine the character and destinies of their communities; and

WHEREAS, for that reason, the United States Supreme Court has described zoning as "perhaps the most essential function performed by local government, for it is one of the primary means by which we protect that sometimes difficult to define concept of quality of life;" and

WHEREAS, the Legislature is considering adoption of House Bill 446 and Senate Bill 4722, identical bills which would pre-empt local zoning control where short term rentals of residential properties are concerned; and

WHEREAS, such pre-emption proposals are seldom prudent, because they assume all Michigan communities are alike; and

WHEREAS, specifically, SB 446 and HB 4722 would require Livonia and other communities throughout the state to treat such short term rentals exactly as if they were owner-occupied, where nuisances, occupancy limits, inspections and fees, and taxes are concerned; and

WHEREAS, because such short term rentals would be commercial lodging rentals, but would not be subject to tax and inspection requirements which apply to other commercial lodging rentals, these bills would promote unfair competition in communities where hotels and other commercial lodgings do business; and

WHEREAS, in communities where the housing market is tight, unrestricted short term rentals will tend to drive up the price permanent residents must pay for housing; and

WHEREAS, because experience teaches that such unregulated commercial lodging rentals are likely to require more attention from police and use of other public resources than are owner-occupied homes, permanent residents will end up subsidizing these short term rentals; and

WHEREAS, homebuyers typically do not purchase their properties in anticipation of a commercial lodging rental opening up next door; and

WHEREAS, many Wyandotte homeowners have spoken out about the need to regulate short term rentals in this community.

NOW, THEREFORE, BE IT RESOLVED, that the City of Wyandotte hereby takes this means to indicate its strong opposition to SB 446 and HB 4722.

BE IT FURTHER RESOLVED, that copies of this resolution be sent to Governor Whitmer, State Senator Stephanie Chang, State Representative Cara Clemente, and the Michigan Municipal League State and Federal Affairs Division.

Motion unanimously carried.

2021-362 BILLS & ACCOUNTS

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED that the total bills and accounts of \$1,800,729.58 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Beautification Commission	11/11/2021
Civil Service Commission	11/10/2021
Downtown Development Authority	10/12/2021
Downtown Development Authority (Special)	10/29/2021
Police Commission	10/26/2021
WMS Commission	10/27/2021

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

ADJOURNMENT

2021-363 ADJOURNMENT

By Councilperson Alderman, supported by Councilperson Crayne

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:24 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk