

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 "Guidance for Meetings of Governmental Bodies" and PA228 of 2020, using the Zoom Audio platform, on Monday, March 28, 2022, 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: None

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

PRESENTATIONS

PRESENTATION OF PETITIONS

PUBLIC HEARINGS

- Brownfield Plan #23: Former City Hall Redevelopment and Public Infrastructure Improvements
- SAD #950 - Creation of Vehicle Parking Spaces - East ROW, James DeSana Drive

UNFINISHED BUSINESS

2022-78 GASOLINE SPILL – 2254 ELECTRIC

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED BY COUNCIL that Council receives and places on file the communication from the City Engineer regarding the gasoline spill at 2254 and 2262 Electric, and further, advises Ms. Schaff, that this is a private matter between property owners and should be handled in Circuit Court.

Motion unanimously carried.

CALL TO THE PUBLIC

CONSENT AGENDA

2022-79 MINUTES

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the minutes of the meetings held under the date of March 14, 2022, be approved as recorded, without objection.

Motion unanimously carried.

2022-80 KNIGHTS OF COLUMBUS 1802 "TOOTSIE ROLL DRIVE"

By Councilperson Hanna, supported by Councilperson Stec

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 April 8-10, 2022.

WHEREAS, the fundraising event will consist of soliciting donations from motorists stopped at traffic signals at the intersections of Eureka and Fort, Fort and Northline, and the Eureka turnarounds 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.

Motion unanimously carried.

2022-81 SPECIAL EVENT REQUEST – ST. STEPHEN’S CHURCH

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator to approve the use of city sidewalks, streets and property for the event held April 10th, 2022.

Who: St. Stephen's Episcopal Church

Date: Sunday, April 10th 2022

Times: 11:30 am to 1:30 pm

Location: North East portion of the city owned parking lot at First and Chestnut Street

Event Details: This event is open to the public but will be hosted by the Parishioners of St. Stephen's Church.

The parishioners are invited to decorate the trunks of their vehicles in an Easter theme, or to have a lawn chair/table set up in a parking spot where the kids are invited to get candy. During the event, the approaches and driveways to the parking area will be roped off to allow the children to walk freely within the parking lot.

The only other food/drink that will be offered are bags of chips and small water bottles. There will be an art/take home craft table set up, if the weather permits. The church will do the event, rain or shine, unless storms are predicted.

This event has been reviewed and approved by the Police Chief, Fire Chief, Recreation Superintendent and DPS Superintendent pending the signing of a hold harmless agreement by a St. Stephen's Episcopal Church representative.

Motion unanimously carried.

2022-82 SPECIAL EVENT REQUEST – AMERICAN LEGION POST 217

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Events Coordinator, Fire Chief, Police Chief, Department of Public Service and Recreation Superintendent to approve the use of city property and park on April 2nd 2022 with the recommendation the organization signs a hold harmless agreement as well as add the City of Wyandotte as additional insured.

Motion unanimously carried.

2022-83 SOCIAL DISTRICT PERMIT APPLICATION

By Councilperson Hanna, supported by Councilperson Stec

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 establishment/licensee located within said Social District and Commons Area have submitted an application for a Social District Permit;

Modern Craft Winery, Inc. - 109 Maple Street

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 Social District Permit Application as presented and BE IT FURTHER RESOLVED that the Mayor and City Council hereby authorize the City Clerk to complete the Local Governmental Unit Approval Forms for the Social District Permit Application.

Motion unanimously carried.

2022-84 DDA AND TIFA ANNUAL REPORTS 2021

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the City Council hereby receives and places on file the 2021 Annual Reports of the DDA and TIFA in accordance with Act 57 of 2018 AND BE IT FURTHER RESOLVED, that the City Council hereby authorizes the DDA Director and City Clerk to send the reports to the State Treasurer and the applicable taxing jurisdictions in accordance with Public Act 57 of 2018.

Motion unanimously carried.

2022-85 2022 GRASS CUTTING SERVICES

By Councilperson Hanna, supported by Councilperson Stec

Resolved by City Council that Council concurs with the recommendation of the City Engineer and APPROVES the contract extension of Bid File #4726 with U.S. Lawns of Livonia in the amount of \$70,944 paid from accounts:

\$60,192 from account 492-200-850-520 and

\$10,752 from account 101-448-825-480

Motion unanimously carried.

2022-86 2022 COMPOSTING AGREEMENT

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED by the City Council that Council approves the Composting Agreement with Regulated Resource Recovery, Inc. to provide processing of compost materials for the City at the unit rate of \$9.50 per cubic yard, and

FURTHER RESOLVED that the Mayor is authorized to execute said Composting Agreement.

Motion unanimously carried.

NEW BUSINESS**2022-87 WWII MEMORIAL NAME ADDITION - CHORMANN**

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the communication from Mr. McLean regarding the addition of Mr. Chester L. Chormann to the Wyandotte WWII Memorial is hereby referred to the Mayor's Office, with the Mayor to form a committee to pursue the project of adding names to the memorial.

Motion unanimously carried.

2022-88 TREE REMOVAL REQUEST – 1449 22ND STREET

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the communication from Ms. Maksai regarding removal of a tree at 1449 22nd Street is hereby referred to the City Engineer for research and report back at the April 11 meeting of the City Council.

Motion carried.

YEAS: Councilpersons Calvin, Crayne, Hanna, Shuryan, Stec

NAYS: Councilperson Alderman

2022-89 FIRE DEPARTMENT PROMOTION TO LT. – B. HUNLEY

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that the Council concurs with the recommendation of the Fire Chief and Police and Fire Commission to approve the promotion of Fire Sergeant Brian Hunley to the rank of Fire Lieutenant effective April 11, 2022.

Motion unanimously carried.

2022-90 2022 BISHOP PARK CONCESSION LEASE

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED by the City Council 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 the 2022 season to Mohammed Motahhar, in the amount of

\$1,000 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.

2022-91 DOWNRIVER COUNCIL FOR THE ARTS: LEASE EXTENSION REQUEST

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby approves the request of the Executive Director for the Downriver Council for the Arts for a 10-year lease agreement for 81 Chestnut Street for a period beginning April 1st, 2023 through September 30th, 2032; AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor and City Clerk to sign the new long term lease agreement with the Downriver Council of the Arts.

Motion unanimously carried.

2022-92 EUREKA VIADUCT LANDSCAPING/MAINT. CONTRACT – P&P LANDSCAPING

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby concur with the DDA to hire P&P Landscaping for the Eureka Road Viaduct Landscaping and Maintenance Contract for spring, summer and fall of 2022 for the total contract amount of \$26,693.29, AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor and City Clerk to accept and sign the proposal subject to review of the contractual terms by the Department of Legal Affairs.

Motion unanimously carried.

2022-93 FORT EUREKA SIGN LANDSCAPING/MAINT. CONTRACT – P&P LANDSCAPING

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby concur with the DDA to hire P&P Landscaping for the Fort Street Eureka Road Electronic Sign Landscaping and Maintenance Contract for spring, summer and fall of 2022 for the total contract amount of \$5,075.29, AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor and City Clerk to accept and sign the proposal subject to review and approval of the contractual terms by the Department of Legal Affairs.

Motion unanimously carried.

2022-94 PURCHASE AGREEMENT EXTENSION AMENDMENT – 3131 BIDDLE

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED, that the City Council hereby approves the extension to the closing date and Amendment to the Purchase Agreement for 3131-3149 Biddle Avenue and Parking Lot #4 made between the City of Wyandotte and Rise Above Ventures originally executed July 26th, 2021, and further amended on January 10th, 2022, AND

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor and City Clerk to sign and execute this second Amendment to the Purchase Agreement.

Motion unanimously carried.

2022-95 BROWNFIELD PLAN #23: FEDERAL BUILDING/DOWNTOWN E. ALLEY

By Councilperson Hanna, supported by Councilperson Stec

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

WHEREAS, on March 8th, 2022, the Wyandotte Downtown Development Authority (the “DDA”) adopted a resolution supporting the transfer of tax capture that would otherwise be captured by the DDA to the Wyandotte Brownfield Redevelopment Authority (the “WBRA”) to reimburse eligible activities

and other expenses identified in Brownfield Redevelopment Plan No. 23 (the "Plan") all in accordance with the Interlocal Agreement between the DDA and the WBRA, which was approved by the DDA on March 11, 2014 and the WBRA on March 18, 2014.

WHEREAS, on February, 15th 2022, the WBRA adopted the Plan consisting of property at 3131 Biddle Avenue, as identified in the Plan, subject to passage of a resolution by the Wyandotte City Council. A complete legal description and map of said property is included with the Plan; and

WHEREAS, the WBRA has now submitted the Brownfield Plan for Site No. 23 to the area taxing jurisdictions to capture under the Plan and the Michigan Economic Development Corporation (MEDC) and Michigan Department of Environment, Great Lakes and Energy (EGLE) for review and comment, and provided legal notice to the general public as required by Act 381; and

WHEREAS, the WBRA has now submitted the Plan for review and approval by the Wyandotte City Council, and the Wyandotte City Council has conducted a public hearing on the matter as required by Act 381;

NOW, THEREFORE, BE IT RESOLVED THAT the Wyandotte City Council finds that the Brownfield Plan for Site No. 23 constitutes a public purpose through the following considerations:

1. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
2. The proposed method of financing the costs of the eligible activities as described in the Plan is feasible subject to the Michigan Strategic Fund (MSF) and/or Michigan Economic Development Corporation (MEDC) approving school tax capture for the project;
3. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purpose of the Act; and
4. The amount of the captured taxable value estimated by the Plan is reasonable;

BE IT FURTHER RESOLVED THAT given the above finding, the Wyandotte City Council hereby approves the Brownfield Plan for Site No. 23 for implementation by the WBRA.

Motion unanimously carried.

2022-96 SAD #950 VEHICLE PARKING SPACES ON JAMES DESANA DRIVE

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED BY THE CITY COUNCIL THAT

WHEREAS, it has been determined by this Council to be advisable and necessary to grade and pave vehicle parking spaces hereinafter described, in the City of Wyandotte, and to pay all or a part of the cost thereof by special assessment on the lots, parts of lots, and parcels of land abutting thereon as well as benefiting therefrom, excepting from said assessment, the improvement expense attributable to alley and street intersection, City-owned land, owner occupied single family dwellings, owner occupied multi-family rental dwellings will be assessed in that proportion that the property is used for purposes other than that of the owner occupying same in comparison to the total assessable portion of the entire property, and other property not assessable by law, the expense of which, together with any improvement expenses remaining after the aforesaid

assessment, shall be defrayed from the General Fund of the City; and

WHEREAS, the time and place having been fixed for the hearing of objections to the proposed grading and paving of the vehicle parking spaces in the City of Wyandotte, and to pay part of the cost thereof, to-wit:

An eighteen (18) foot wide, one hundred thirty (130) foot long portion of the eastern part of the sixty-nine (69) foot wide public street known as James DeSana Drive, between Biddle Avenue and the property known as 1 James DeSana Drive;

WHEREAS, due notice of said hearing having been given by first class mail in accordance with the statute in such case made and provided; and said hearing having taken place in accordance with said notice as mailed, and zero objections having been brought to the attention of this Council; and

WHEREAS, after such hearing, this Council is of the opinion that said improvement is advisable and necessary, and that it is still deemed advisable and necessary to proceed with said grading and paving, NOW, THEREFORE, BE IT RESOLVED, that the maps, plans and diagrams of said street improvement and of the special assessment district as hereinafter described to pay part of the cost

thereof as evidenced by the Engineer's estimate for such construction accepted by this Council, be approved and confirmed and the improvement constructed accordingly;

1 DeSana Drive, Tax ID # 010-99-0003-701, described as that Part of the North ½ of Fractional Section 28, T. 3 S., R 11 E., described as beginning N14*03'00"E 96.40 ft and due East 87.86 ft and S75*28'00"E 216.10 ft from the intersection of the North Line of Mulberry Street and the East Line of Van Alstyne Blvd., thence S1*01'00"W 418.77 ft, thence N89*54'00"E 630.48 ft, thence N20*17'34"E 490.16 ft, thence S86*34'30"W 681.81 ft, thence N75*28'00"W 108.07 ft, thence S14*32'00"W 30.0 ft to the Point of Beginning.

RESOLVED FURTHER that said district be and hereby is designated as follows:
Special Assessment District Number # 950.

RESOLVED FURTHER, that the City Assessor is directed to prepare an assessment roll pursuant to the City Charter requirements, and the cost of the improvement shall be spread over 10 installments at an annual interest rate of 3%.

AND BE IT FURTHER RESOLVED that each assessment levied against real property will be due in full upon any transfer in any matter of property.

Motion unanimously carried.

2022-97 SALE OF FORMER 899 VINEWOOD

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City-owned property located at former 899 Vinewood is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as Former 899 Vinewood to David and Adriana McGee for the amount of \$10,000.00; AND BE IT FURTHER RESOLVED that if the Purchaser(s), Mr. and Mrs. McGee, does not undertake development within six (6) months from the time of closing and complete construction within one (1) year will result in the seller's right to repurchase property including any improvements for Eight Thousand (\$8,000.00) Dollars. A condition will be placed on the Deed that will include this contingency;

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as Former 899 Vinewood, between Mr. and Mrs. McGee and the City of Wyandotte for \$10,000 as presented to the Council.

Motion unanimously carried.

2022-98 BID FILE #4825: 2022 PAVEMENT MARKING PROGRAM

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that Council concurs with the recommendation of the City Engineer to award the 2022 Pavement Marking Program to JV Contracting of Goodrich, Michigan.

FURTHER RESOLVED the Finance Department shall prepare budget amendments for the following accounts:

202-440-825-460 \$41,325.00

203-440-825-460 \$15,298.60

Motion unanimously carried.

2022-99 SIDEWALK ENCROACHMENT AT 166 OAK

By Councilperson Hanna, supported by Councilperson Stec

BE IT RESOLVED that Council has reviewed the request from the property owner of 166 Oak to install a ramp, step, handrail, and bike rack in the City sidewalk along the east 2nd Street right of way and has determined that the encroachment will not be a detriment to the health and safety of the public, and furthermore, authorizes the Mayor and City Clerk to sign the Grant of License, and further, the City Engineer shall incorporate the encroachment in the current the permit for the development at 166 Oak, subject to submittal of the Hold Harmless and Grant of License agreements by the property owner.

Motion unanimously carried.

2022-100 REZONING OF PROPERTY AT 240 ANTOINE

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the communication from the Planning Commission regarding the rezoning of the property known as 240 Antoine, Wyandotte is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council approves the rezoning of property known as 240 Antoine, Wyandotte (Lots 5 thru 9, both inclusive, also Vac Alley, 8ft wide, adjacent to Lots 5 and 6, also Vac Alley, 8 ft wide, adjacent to the westerly lines of Lots 6 and 7, Antoine Labadie's Subdivision) to Plan Development District (PD).

NOW THEREFORE BE IT RESOLVED that this request be referred to the Department of Legal Affairs to prepare the proper Ordinance.

Motion unanimously carried.

2022-101 BILLS & ACCOUNTS

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED that the total bills and accounts of \$2,134,447.93 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Beautification Commission	03/10/2022
Civil Service Commission	03/09/2022
Cultural & Historical Commission	02/11/2022
Fire Commission	03/08/2022
Planning Commission	01/20/2022
Police Commission	03/08/2022
Retirement Commission	02/18/2022
WMS Commission	03/09/2022
Zoning Board	02/02/2022

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS**ADJOURNMENT****2022-102 ADJOURNMENT**

By Councilperson Hanna, supported by Councilperson Stec

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:13 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk