



# **AGENDA**

REGULAR SESSION

MONDAY, AUGUST 20, 2018 7: 00 PM

PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON

CHAIRPERSON OF THE EVENING: THE HONORABLE MEGAN MAIANI

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

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

## **PRESENTATIONS**

## **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 – August 13, 2018

## **NEW BUSINESS**

2. Park Fence Replacement Continuation
3. Sale of Former 664 Orange
4. DPS Lawn Mower Purchase
5. Amendment of Letter of Intent – 3131 Biddle Avenue
6. Safeguarding Structure – 1259-1261 Fort St.
7. Scheduling of Show Cause Hearing – 1259-1261 Fort St.
8. First Reading #1465: Donation Bin Ordinance

## **BILLS & ACCOUNTS**

## **REPORTS & MINUTES**

Beautification Commission	July 18, 2018
BRDA & TIFA	March 20 & July 17, 2018
Civil Service Commission	August 15, 2018
Daily Cash Receipts	August 10, 2018
Fire Commission	June 12, 2018
Planning Commission	June 21, 2018
Police Commission	June 26 & August 14, 2018
Zoning Board of Appeals	August 1, 2018

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

## **ADJOURNMENT**

**RESOLUTION**

DATE: August 20, 2018

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

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

1. Approval of Council Meeting Minutes – August 13, 2018

I Move the adoption of the foregoing resolution.

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

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

**YEAS**

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**COUNCIL**

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

**NAYS**

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

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, August 13, 2018, and was called to order at 7:00pm with Honorable Mayor Joseph R. Peterson presiding.

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

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Present: Councilpersons Robert Alderman, Christopher Calvin, Robert DeSana, Megan Maiani, Donald Schultz, & Mayor Joseph R. Peterson

Absent: Councilperson Leonard Sabuda & City Treasurer Todd Browning

Also Present: Theodore Galeski, City Assessor; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence S. Stec, City Clerk

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**PRESENTATION**

**PRESENTATION OF PETITIONS**

**PUBLIC HEARINGS**

**2018-334 ALLEY VACATION HEARING POSTPONEMENT**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that the Public Hearing relative to the proposed alley vacation of the north/south eighteen (18) foot public alley between 15<sup>th</sup> Street and 16<sup>th</sup> Street, south of St. Ignace and north of Pennsylvania in the City of Wyandotte, Wayne County, Michigan, shall be postponed and rescheduled for the August 27, 2018 City Council meeting in order to comply with publishing requirements.

Motion unanimously carried.

**UNFINISHED BUSINESS**

**CALL TO THE PUBLIC**

**CONSENT AGENDA**

**2018-335 CONSENT AGENDA APPROVALS**

By Councilperson DeSana, supported by Councilperson Maiani

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

1. Approval of Council Meeting Minutes – July 30, 2018
2. Marine Corps League Property Use Request
3. Wyandotte Jaycees Haunted House Dumpster Fee Waiver
4. Third Friday Check-In Contract - Trenton Youth Hockey Group
5. Third Friday Beverage Area Contract – Wyandotte Music Boosters

Motion unanimously carried.

**2018-336 MINUTES**

By Councilperson DeSana, supported by Councilperson Maiani

RESOLVED that the minutes of the meeting held under the date of July 30, 2018, be approved as recorded, without objection.

Motion unanimously carried.

**2018-337 MARINE CORPS LEAGUE PROPERTY USE REQUEST**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that City Council grants permission to the Marine Corp League Downriver Detachment 153 to use the city-owned vacant lot located at the southwest corner of Eureka Rd. and 14th St. on August 18<sup>th</sup>, 2018 at 3pm through August 20<sup>th</sup>, 2018 at 12pm, for the purpose of providing

overflow parking space for their event to be held at 1323 Eureka Road, provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.  
Motion unanimously carried.

**2018-338 JAYCEES HAUNTED HOUSE DUMPSTER FEE WAIVER**

By Councilperson DeSana, supported by Councilperson Maiani  
BE IT RESOLVED that the request from the Wyandotte Jaycees for placement of a “roll off” receptacle for debris removal from the 2018 Haunted House be granted, AND  
BE IT FURTHER RESOLVED that there shall be no fee for placement of said receptacle.  
Motion unanimously carried.

**2018-339 THIRD FRIDAY CHECK-IN CONTRACT – TRENTON YOUTH HOCKEY**

By Councilperson DeSana, supported by Councilperson Maiani  
BE IT RESOLVED that Council approves the request of the Special Event Coordinator to approve the contract for the Trenton Youth Hockey Group to assist with Check-In at the August 17<sup>th</sup> Third Friday event.  
BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute said contract.  
Motion unanimously carried.

**2018-340 THIRD FRIDAY BEVERAGE AREA CONTRACT – MUSIC BOOSTERS**

By Councilperson DeSana, supported by Councilperson Maiani  
BE IT RESOLVED that Council approves the request of the Special Event Coordinator for approval of the contract for the Wyandotte Music Boosters to manage beverage distribution at the August 17<sup>th</sup> and October 19<sup>th</sup>, 2018 Third Friday events.  
BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute said contracts.  
Motion unanimously carried.

**NEW BUSINESS**

**2018-341 CITY PURCHASE OF VACANT PROPERTY – EUREKA BET. 14<sup>TH</sup> & 15<sup>TH</sup>**

By Councilperson DeSana, supported by Councilperson Maiani  
RESOLVED that Council concurs with the recommendation of the City Administrator to acquire the vacant property on Eureka (57-021-14-0089-000) in the amount of \$38,000.00 to be appropriated from TIFA Area Funds; AND  
BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary closing documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement.  
Motion unanimously carried.

**2018-342 APPOINTMENT OF WMS GENERAL MANAGER – P. LAMANES**

By Councilperson DeSana, supported by Councilperson Maiani  
BE IT RESOLVED that Council concurs with the Wyandotte Municipal Services Commission to appoint Paul LaManes as General Manager for the Department of Municipal Services and approval of a salary of \$ 105,000 annually, effective August 14, 2018.  
Motion unanimously carried.

**2018-343 WMS PURCHASE OF 69 Kv SWITCH UPGRADE – SUBSTATION 6**

By Councilperson DeSana, supported by Councilperson Maiani  
BE IT RESOLVED that City Council concurs with the Municipal Services Commission authorizing the Interim General Manager to execute a purchase agreement with Power Line Supply for an amount not to exceed \$47,226.32 for nine (9) 69kV Switches, and request waiver of competitive bids based on standardized switches utilized across the Wyandotte T&D system that minimizes future repair costs, as recommended by WMS management.  
Motion unanimously carried.



**2018-344 WMS QUOTE APPROVAL – BREAKER REPLACEMENTS**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that City Council concurs with the Municipal Services Commission authorizing the Interim General Manager to accept a quote from Mitsubishi Power Products, Inc. for seven (7) 69 kV circuit breakers for an amount not to exceed \$348,250, and request waiver of competitive bid based on standardized breakers utilized across Wyandotte T&D system which minimizes future repair costs, as recommended by WMS Management.

Motion unanimously carried.

**2018-345 BID AWARD – INSTALLATION OF POTENTIAL TRANSFORMERS**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that City Council concurs with the Municipal Services Commission authorizing the Interim General Manager to execute a purchase agreement with the lowest bidder, WESCO, for two (2) potential transformers in an amount not to exceed \$11,320, as recommended by WMS management.

Motion unanimously carried.

**2018-346 BID AWARD – INSTALLATION OF ABB TRANSFORMER 720**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that City Council concurs with the Municipal Services Commission authorizing the Interim General Manager to execute a contract with the lowest qualified bidder, Newkirk Electric, for an amount not to exceed \$229,667 for the installation of ABB Transformer 720, as recommended by WMS management.

Motion unanimously carried.

**2018-347 SALE OF FORMER 1756 3<sup>RD</sup> ST.**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that Council concurs with the communication from the City Engineer regarding the sale of Former 1756 3<sup>rd</sup> Street, Wyandotte; AND

BE IT FURTHER RESOLVED that Council accepts the offer from Monica Mendez to acquire the Former 1756 3<sup>rd</sup> Street in the amount of \$1,500.00; AND

BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said Documents.

Motion unanimously carried.

**2018-348 SALE OF 522-524 PLUM**

By Councilperson DeSana, supported by Councilperson Maiani

RESOLVED that the communication from the City Engineer regarding the City owned property located at former 522-524 Plum now known as 526 Plum 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 522-524 Plum to Jean M. Conflitti in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Jean M. Conflitti does not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency; AND

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 522-524 Plum, between Jean M. Conflitti and the City of Wyandotte for \$10,000 as presented to Council.

Motion unanimously carried.

**2018-349 NEZ APPLICATION – 526 PLUM**

By Councilperson DeSana, supported by Councilperson Maiani

WHEREAS per a resolution adopted by the Wyandotte City Council on December 7, 1992, it is the policy of the City of Wyandotte to offer 12-year tax abatements for new single family construction in Neighborhood Enterprise Zones within the City of Wyandotte; and

WHEREAS the former 522-526 Plum is within the City of Wyandotte's Neighborhood Enterprise Zone #1 adopted on December 7, 1992;

NOW THEREFORE BE IT RESOLVED that Council CONCURS with the recommendation of City Engineer as set forth in his communication of August 13, 2018, that the City of Wyandotte will approve a 12-year Neighborhood Enterprise Zone Exemption Certificate for the proposed redevelopment at former 522-524 Plum now known as 526 Plum, subject to the proper application materials being submitted to the City and the project's compliance with the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended; AND

WHEREAS the City Clerk and the City Assessor are hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

Motion unanimously carried.

**2018-350 PROPOSED DONATION BIN ORDINANCE**

By Councilperson DeSana, supported by Councilperson Maiani

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer in adopting the proposed Donation Bin Ordinance by scheduling the 1<sup>st</sup> reading for the City Council meeting date of August 20, 2018.

Motion unanimously carried.

**BILLS & ACCOUNTS****2018-351 BILLS & ACCOUNTS**

By Councilperson DeSana, supported by Councilperson Maiani

RESOLVED that the total bills and accounts of \$1,214,507.97 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

**REPORTS & MINUTES**

Beautification Commission

July 18, 2018

Daily Cash Receipts

July 26 & August 1, 2018

Municipal Services Commission

August 8, 2018

Recreation Commission

July 18, 2018

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


None

**ADJOURNMENT****2017-352 ADJOURNMENT**

By Councilperson DeSana, supported by Councilperson Maiani

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:48 p.m.

Motion unanimously carried.




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Lawrence S. Stec, City Clerk

**RESOLUTION**

DATE: August 20, 2018

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

RESOLVED that the minutes of the meeting held under the date of August 13, 2018, be approved as recorded, without objection.

I Move the adoption of the foregoing resolution.

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

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

**YEAS**\_\_\_\_\_  
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\_\_\_\_\_**COUNCIL****Alderman**  
**Calvin**  
**DeSana**  
**Maiani**  
**Sabuda**  
**Schultz****NAYS**\_\_\_\_\_  
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**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** August 20th, 2018

**AGENDA ITEM #** 2

**ITEM:** Continuation of Park Fence Replacement with KB Contracting

**PRESENTER:** Justin N. Lanagan, Superintendent of Recreation

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** In May we solicited on the MITN for bids to install 4ft high black vinyl coated chain link fencing at Pulaski and Memorial Parks. We received five bids and KB Contracting of West Branch, Michigan was the low bid. KB Contracting is nearly \$4 a foot cheaper than their nearest competitor. This raised some red flags. Upon asking for several references, KB Contracting provided four references which included the City of Troy, City of Southfield, Consumer's Energy, and the Huron-Clinton Metropolitan Authority. All four said the work was satisfactory and couldn't beat the price.

KB Contracting has just recently finished the replacement of the fencing at Pulaski and Memorial Parks and has done a great job and the fences look amazing. We have already received many positive comments on them. After some discussion with KB Contracting, they have agreed to keep the pricing the same despite an increase cost in material. Beginning October 1<sup>st</sup> (new budget year), we would like to replace the fences at Wyandotte Athletic Association Park (Alfred/Highland), Exchange Club Park (2<sup>nd</sup>/Felice), FOP Park (8<sup>th</sup>/Bondie), Oak Club Park (20<sup>th</sup>/Vinewood), and VFW Park (11<sup>th</sup>/Cherry).

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

**ACTION REQUESTED:** Adopt a resolution concurring with the Superintendent of Recreation's recommendation to extend the agreement with KB Contracting to continue with the replacement of the park fencing.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Recreation TIFA Parks #492-200-850-524 and Recreation Miscellaneous #101-750-925-790

**IMPLEMENTATION PLAN:** The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign.

**COMMISSION RECOMMENDATION:** Concurs with Superintendent

**CITY ADMINISTRATOR'S RECOMMENDATION:** Previous bid within six months. Concur

*Shaydahl*

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

**MAYOR'S RECOMMENDATION:**

*ALP*

**LIST OF ATTACHMENTS:** 1) Copy of June 25<sup>th</sup> Request for Council Action

## **RESOLUTION**

DATE: August 20<sup>th</sup>, 2018

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

**RESOLVED** by the City Council that Council **CONCURS** with the recommendation of the Superintendent of Recreation and hereby **APPROVES** KB Contracting to continue the fence replacement at Wyandotte Athletic Association, Exchange, FOP, Oak Club, and VFW Parks at a price of \$12.87 per foot contingent on the approval of the Recreation Department's 2019 Fiscal Year Budget requests.

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**  
**REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** June 25, 2018

**AGENDA ITEM #** \_\_\_\_\_

**ITEM:** Acceptance of Bid from KB Contracting to replace old wooden fencing

**PRESENTER:** Justin N. Lanagan, Superintendent of Recreation

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** Over 25 years ago, wooden split rail fencing was installed at twelve of our parks. It was different than regular chain link and looked great, but over time, the upkeep has become constant. The fencing needs to be repainted on an almost yearly basis, boards need to be replaced due to warping, rotting, and vandalism, nails become exposed creating hazards, and many of the fences are beginning to lean badly and are unsafe.

We solicited on the MITN for bids to install 4ft high black vinyl coated chain link fencing in our parks. We received five bids and KB Contracting of West Branch, Michigan was the low bid. The list of bids is attached and you will notice that KB Contracting is nearly \$4 a foot cheaper than their nearest competitor. This raised some red flags as all the other bid were relatively close in price. Upon asking for several references, KB Contracting provided four references which included the City of Troy, City of Southfield, Consumer's Energy, and the Huron-Clinton Metropolitan Authority. All four said the work was satisfactory and couldn't beat the price. The City of Troy has used them on multiple projects.

We plan to finish the replacement of the fencing at Pulaski Park and replace the fence at Memorial Park. This money was approved as a project in the Recreation Department's Budget requests for FY2018.

Bids:

<b>KB Contracting</b>	\$12.87/ft	\$25,096.50
<b>Industrial Fence</b>	\$16.70-18.50/ft	\$33,375.00
<b>Michigan Fence Outlet</b>	\$17.80/ft	\$34,710.00
<b>Owens Fence</b>	\$19/ft	\$37,050.00
<b>Nationwide Construction</b>	\$23.94/ft	\$46,683.00

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

**ACTION REQUESTED:** Adopt a resolution concurring with the Superintendent of Recreation's recommendation to accept the bid from KB Contracting.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Recreation TIFA Parks #492-200-

**850-524 and Memorial Park Improvements #101-750-850-560**

**IMPLEMENTATION PLAN:** The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign.

**COMMISSION RECOMMENDATION:** Concurs with Superintendent

**CITY ADMINISTRATOR'S RECOMMENDATION:**

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

**MAYOR'S RECOMMENDATION:**

**LIST OF ATTACHMENTS:** 1) Copy of Bids received

## RESOLUTION

DATE: June 25, 2018

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

**RESOLVED** by the City Council that Council **CONCURS** with the recommendation of the Superintendent of Recreation and hereby **ACCEPTS** the bid from KB Contracting for \$12.87 per linear foot as the best bid received.

I Move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Alderman  
Calvin  
Desana  
Maiani  
Sabuda  
Schultz



**KB CONTRACTING, INC.****PO Box 394  
West Branch, MI 48661****QUOTE**

Date	Quote #
5/29/2018	399-WYANDOT

Name / Address
City of Wyandotte 3200 Biddle Ave. Wyandotte, MI 48192

Ship To
Pulaski & Memorial Parks

		Source		
		MITN		
Item	Description	Ordered	Rate	Amount
4' BLACK VINYL	PULASKI PARK: Furnish and Install Approx. 1500 Lf of 4' Tall 9ga Core *6ga Finish Black Vinyl Chain Link Fence	1,500	12.87	19,305.00
4' BLACK VINYL	MEMORIAL PARK: Furnish and Install Approx. 450 Lf of 4' Tall 9ga Core *6ga Finish Black Vinyl Chain Link Fence *6ga Finish Exceeds Bid Specification	450	12.87	5,791.50
**Existing fence to be removed by others				
**Contractor not responsible for incidentals due to unmarked or improperly located utilities				
**Contractor not responsible for sprinkler lines or other private utilities				
TO ACCEPT THIS QUOTE AND ITS TERMS SIGN AND DATE BELOW				

UPON COMPLETION. The work has been performed to my satisfaction and approval based on the specifications and details quoted.

<b>Total</b>	\$25,096.50
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Phone #
989-343-0584

E-mail
kbcontractinginc@gmail.com



Area Code: (313) 297-2997  
Fax: (313) 297-7233

## INDUSTRIAL FENCE

12030 PLEASANT STREET • DETROIT, MICHIGAN 48217

CERTIFIED W.B.E.

CERTIFIED D.H.B.

May 25, 2018

City of Wyandotte  
Clerk's Office  
3200 Biddle Ave  
Wyandotte, MI 48192

Re: ITB-4732  
City Park Fencing

We are pleased to provide a quote for the following scope of work:

- Furnish and install 1500 lf of new 4' tall black vinyl coated chainlink fence at Pulaski Park. Fence shall consist of #8 gage mesh (#9 core), 3" o.d. terminal posts, 2.38" o.d. line posts, and 1.66" o.d. top rail.

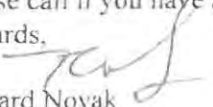
*For the Unit Price of: \$16.70/lf*

- Furnish and install 450 lf of new 4' tall black vinyl coated chainlink fence at Memorial Park. Fence shall consist of #8 gage mesh (#9 core), 3" o.d. terminal posts, 2.38" o.d. line posts, and 1.66" o.d. top rail.

*For the Unit Price of: \$18.50/lf*

Please call if you have any questions.

Regards,

  
Richard Novak



PO BOX 480485, NEW HAVEN, MI 48048  
P: (586) 468-2531 | F: (586) 468-2766  
<https://michiganfenceoutlet.com>

May 25, 2018

City of Wyandotte  
3200 Biddle Rd.  
Wyandotte, MI

Attention: Justin Lanagan; Department of Recreation  
Subject: File #4732-Park Fencing Replacement

Michigan Fence Outlet respectfully submits the following quote to furnish and install 4' tall black vinyl chain link fence per plans and specifications:

Description	Quantity	Unit	Unit Price	Total
Pulaski Park	1,500.00	LFT	17.80	\$26,700.00
Memorial Park	450.00	LFT	17.80	<u>\$ 8,010.00</u>
TOTAL:				\$34,710.00

Qualifiers:

1. Building Permit (if required), extra.
2. If Performance/Payment Bond Required, add 1.5%
3. Location of private underground utilities, by others.

Thank you,

*Rick Porter*

Project Manager

P: (586) 468-2531

C: (313) 505-4999

[rporter@michiganfenceoutlet.com](mailto:rporter@michiganfenceoutlet.com)

# Owens Fence, Inc.

Owens Fence, Inc. 17114 Dix-Toledo  
Brownstown, MI. 48192 734-281-1132

## PROPOSAL/CONTRACT

Page 1  
05/23/2018

### Customer Information:

City Of Wyandotte  
3200 Biddle Avenue  
Wyandotte, MI. 48192

### Job Information:

Dept. of Recreation  
Justin Lanagan 734-374-7294  
4' High Vinyl Coated Chainlink  
Pulaski & Memorial Parks

### Notes:

Price per ft. for Black Vinyl Coated  
Chainlink fencing, pipe and hardware.

3" Terminal posts

2 3/8" Line posts

1 5/8" Top Rail

Wire to be cyclone 9 gauge core 8 gauge  
finish Black in color.

\$19.00 per ft. installed.

Price for Pulaski and Memorial Parks.  
Also same price per ft. for any additional  
parks that may be added at a later time.

Owens Fence, Inc. agrees to guarantee above fence  
to be free from defects in materials and  
workmanship for one year.

Owens Fence, Inc. shall advise the customer as to  
local zoning regulations but responsibility for  
complying with said regulations and obtaining any  
required permits shall rest with the customer.  
Owens Fence, Inc. will assist the customer, upon  
request, in determining where the fence is to be  
erected, but under no circumstance does Owens  
Fence, Inc. assume any responsibility concerning  
property lines or in any way guarantee their  
accuracy. If property pins cannot be located it is  
recommended that the customer have the property  
surveyed.

Owens Fence, Inc. will assume the responsibility  
for having underground public utilities located and  
marked. However, Owens Fence, Inc. assumes no  
responsibility for unmarked sprinkler lines, or any  
other unmarked buried lines or objects. The  
customer will assume all liability for any damage  
caused by directing Owens Fence, Inc. to dig in the  
immediate vicinity of known utilities.

The final billing will be based on the actual  
footage of fencing built and the work performed.  
Partial billing for materials delivered to the job  
site and work completed may be sent at weekly

intervals. Adjustments for material used on this  
job and adjustments for labor will be charged or  
credited at the currently established rates.  
Additional charges for any extra work not covered  
in this contract that was requested by the customer  
will also be added. The full amount of this  
contract along with any additional charges will  
become payable upon completion of all work whether  
or not it has been invoiced.

A finance charge of 1 1/2% per month (or a  
minimum of \$1.00), which is an annual percentage  
rate of 18%, shall be applied to accounts that are  
not paid within 10 days after completion of any  
work invoiced. All materials will remain the  
property of Owens Fence, Inc. until all invoices  
pertaining to this job are paid in full. The  
customer agrees to pay all interest and any costs  
incurred in the collection of this debt.

Approved & Accepted for Customer:

Contract Amount: \$ 37050.00

Down Payment: \$

Balance Due: \$ 37050.00

Accepted for Owens Fence, Inc.:



**NATIONWIDE  
CONSTRUCTION GROUP**

An RMD Holdings, Ltd. Company

An Equal Opportunity Employer

Corporate Office - 69951 Lowe Plank Rd., Richmond, MI 48062

Mailing Address - P.O. Box 456, Richmond, MI 48062

Phone (586) 749-6900 - Fax (586) 749-6909

[www.nationwide-companies.com](http://www.nationwide-companies.com)

May 24, 2018

Attention: Justin Lanagan

Regarding: City of Wyandotte #4732 – Park Fencing

Nationwide Construction Group respectfully submits the following quote to furnish and install the following at the above referenced location;

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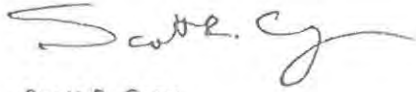
<i><b>PARK</b></i>	<i><b>Quantity</b></i>	<i><b>Price per ft.</b></i>	<i><b>Park Total</b></i>
Pulaski Park	1500' – 4' High Black Vinyl Fencing	\$23.94	\$35,910.00
Memorial Park	450' – 4' High Black Vinyl Fencing	\$23.94	\$10,773.00
		Total	\$46,683.00

**QUALIFIERS**

- 1.) All material, tax, and labor included.
- 2.) Removals of old wood fence done by others.
- 3.) Above items must be awarded together and cannot be separated.
- 4.) Above quote does not include traffic control.
- 5.) All clearing, grading, and staking by others.
- 6.) A minimum of four weeks' notice to mobilize.
- 7.) A total of 2 mobilizations for ALL work listed above if additional mobilizations are needed \$1,500 each.
- 8.) Should hand digging be required due to utility conflict(s) an additional \$150.00 per hole will be added if conventional methods can be used i.e. pinch/ hand diggers. Should the utility conflict require soft excavation with a vacuum truck and or any other soft excavation equipment to expose the utility additional charges will be applied.
- 9.) Above quote is based on using (base, prevailing, union) wages.
- 10.) Quote valid for period of 15 days.
- 11.) Above quote does not include any (DBE, MBE, WBE or any other specialty designation allowance) unless otherwise noted.
- 12.) Above quote does not include any allowance or any costs of permits, dues etc. unless otherwise noted.
- 13.) Payment terms; progress payments per specifications.
- 14.) Above quote conditioned upon acceptance of contractor's contract language.

Thank you for letting us quote your project needs, should you have any questions please do not hesitate to call me at (586) 270-2037.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Scott R. Gray". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott R. Gray  
Project Manager  
RMD Holdings/dba/Nationwide Construction Group  
69951 Lowe Plank Rd.  
Richmond, MI 48062  
direct (586) 270-2037  
cell (517) 819-0411  
sgray@nationwidecos.com  
[www.nationwide-companies.com](http://www.nationwide-companies.com)

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

**MEETING DATE:** June 25, 2018

**AGENDA ITEM #** \_\_\_\_\_

**ITEM:** Acceptance of Bid from KB Contracting to replace old wooden fencing

**PRESENTER:** Justin N. Lanagan, Superintendent of Recreation

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** Over 25 years ago, wooden split rail fencing was installed at twelve of our parks. It was different than regular chain link and looked great, but over time, the upkeep has become constant. The fencing needs to be repainted on an almost yearly basis, boards need to be replaced due to warping, rotting, and vandalism, nails become exposed creating hazards, and many of the fences are beginning to lean badly and are unsafe.

We solicited on the MITN for bids to install 4ft high black vinyl coated chain link fencing in our parks. We received five bids and KB Contracting of West Branch, Michigan was the low bid. The list of bids is attached and you will notice that KB Contracting is nearly \$4 a foot cheaper than their nearest competitor. This raised some red flags as all the other bid were relatively close in price. Upon asking for several references, KB Contracting provided four references which included the City of Troy, City of Southfield, Consumer's Energy, and the Huron-Clinton Metropolitan Authority. All four said the work was satisfactory and couldn't beat the price. The City of Troy has used them on multiple projects.

We plan to finish the replacement of the fencing at Pulaski Park and replace the fence at Memorial Park. This money was approved as a project in the Recreation Department's Budget requests for FY2018.

Bids:

<b>KB Contracting</b>	\$12.87/ft	\$25,096.50
<b>Industrial Fence</b>	\$16.70-18.50/ft	\$33,375.00
<b>Michigan Fence Outlet</b>	\$17.80/ft	\$34,710.00
<b>Owens Fence</b>	\$19/ft	\$37,050.00
<b>Nationwide Construction</b>	\$23.94/ft	\$46,683.00

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

**ACTION REQUESTED:** Adopt a resolution concurring with the Superintendent of Recreation's recommendation to accept the bid from KB Contracting.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Recreation TIFA Parks #492-200-

**850-524 and Memorial Park Improvements #101-750-850-560**

**IMPLEMENTATION PLAN:** The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign.

**COMMISSION RECOMMENDATION:** Concurs with Superintendent

**CITY ADMINISTRATOR'S RECOMMENDATION:**

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

**MAYOR'S RECOMMENDATION:**

**LIST OF ATTACHMENTS:** 1) Copy of Bids received



## RESOLUTION

DATE: June 25, 2018

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

**RESOLVED** by the City Council that Council **CONCURS** with the recommendation of the Superintendent of Recreation and hereby **ACCEPTS** the bid from KB Contracting for \$12.87 per linear foot as the best bid received.

I Move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Alderman  
Calvin  
Desana  
Maiani  
Sabuda  
Schultz

**KB CONTRACTING, INC.**

**PO Box 394**  
**West Branch, MI 48661**

**QUOTE**

Date	Quote #
5/29/2018	399-WYANDOT

Name / Address
City of Wyandotte 3200 Biddle Ave. Wyandotte, MI 48192

Ship To
Pulaski & Memorial Parks

		Source			
		MITN			
Item	Description	Ordered	Rate	Amount	
4' BLACK VINYL	PULASKI PARK: Furnish and Install Approx. 1500 Lf of 4' Tall 9ga Core *6ga Finish Black Vinyl Chain Link Fence	1,500	12.87	19,305.00	
4' BLACK VINYL	MEMORIAL PARK: Furnish and Install Approx. 450 Lf of 4' Tall 9ga Core *6ga Finish Black Vinyl Chain Link Fence *6ga Finish Exceeds Bid Specification	450	12.87	5,791.50	
**Existing fence to be removed by others **Contractor not responsible for incidentals due to unmarked or improperly located utilities **Contractor not responsible for sprinkler lines or other private utilities					
TO ACCEPT THIS QUOTE AND ITS TERMS SIGN AND DATE BELOW:					

UPON COMPLETION The work has been performed to my satisfaction and approval based on the specifications and details quoted.

<b>Total</b>	\$25,096.50
--------------	-------------

Phone #
989-343-0584

E-mail
kbcontractinginc@gmail.com



Area Code: (313) 297-2997  
Fax: (313) 297-7233

## INDUSTRIAL FENCE

12030 PLEASANT STREET • DETROIT, MICHIGAN 48217

CERTIFIED W.B.E.

CERTIFIED D.H.B.

May 25, 2018

City of Wyandotte  
Clerk's Office  
3200 Biddle Ave  
Wyandotte, MI 48192

Re: ITB-4732  
City Park Fencing

We are pleased to provide a quote for the following scope of work:

- Furnish and install 1500 lf of new 4' tall black vinyl coated chainlink fence at Pulaski Park. Fence shall consist of #8 gage mesh (#9 core), 3" o.d. terminal posts, 2.38" o.d. line posts, and 1.66" o.d. top rail.

*For the Unit Price of: \$16.70/lf*

- Furnish and install 450 lf of new 4' tall black vinyl coated chainlink fence at Memorial Park. Fence shall consist of #8 gage mesh (#9 core), 3" o.d. terminal posts, 2.38" o.d. line posts, and 1.66" o.d. top rail.

*For the Unit Price of: \$18.50/lf*

Please call if you have any questions.

Regards,

Richard Novak



PO BOX 480485 NEW HAVEN MI 48048  
P (586) 468-2531 | F (586) 468-2766  
<https://michiganfenceoutlet.com>

May 25, 2018

City of Wyandotte  
3200 Biddle Rd.  
Wyandotte, MI

Attention: Justin Lanagan; Department of Recreation  
Subject: File #4732-Park Fencing Replacement

Michigan Fence Outlet respectfully submits the following quote to furnish and install 4' tall black vinyl chain link fence per plans and specifications:

Description	Quantity	Unit	Unit Price	Total
Pulaski Park	1,500.00	LFT	17.80	\$26,700.00
Memorial Park	450.00	LFT	17.80	<u>\$ 8,010.00</u>
<b>TOTAL:</b>				<b>\$34,710.00</b>

Qualifiers:

1. Building Permit (if required), extra.
2. If Performance/Payment Bond Required, add 1.5%
3. Location of private underground utilities, by others.

Thank you,

*Rick Porter*

Project Manager

P. (586) 468-2531

C. (313) 505-4999

[rporter@michiganfenceoutlet.com](mailto:rporter@michiganfenceoutlet.com)

# Owens Fence, Inc.

Owens Fence, Inc. 17114 Dix-Toledo  
Brownstown, MI. 48192 734-281-1132

## PROPOSAL/CONTRACT

Page 1  
05/23/2016

### Customer Information:

City Of Wyandotte  
3200 Biddle Avenue  
Wyandotte, MI. 48192

### Job Information:

Dept. of Recreation  
Justin Lanagan 734-324-7294  
4' High Vinyl Coated Chainlink  
Pulaski & Memorial Parks

### Notes:

- Price per ft. for Black Vinyl Coated Chainlink fencing, pipe and hardware.

3" Terminal posts

2 1/8" Line posts

1 5/8" Top Rail

Wire to be cyclone 9 gauge core 8 gauge finish Black in color.

\$18.00 per ft. installed.

Price for Pulaski and Memorial Parks.  
Also same price per ft. for any additional parks that may be added at a later time.

Owens Fence, Inc. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

Owens Fence, Inc. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer.

Owens Fence, Inc. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Owens Fence, Inc. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

Owens Fence, Inc. will assume the responsibility for having underground public utilities located and marked. However, Owens Fence, Inc. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Owens Fence, Inc. to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly

intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Owens Fence, Inc. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

Approved & Accepted for Customer:

Contract Amount: \$ 37050.00

Down Payment: \$

Balance Due: \$ 37050.00

Accepted for Owens Fence, Inc.:



**NATIONWIDE  
CONSTRUCTION GROUP**  
An RMD Holdings, Ltd. Company

*An Equal Opportunity Employer*

Corporate Office - 69951 Lowe Plank Rd., Richmond, MI 48062

Mailing Address - P.O. Box 458, Richmond, MI 48062

Phone (586) 749-6900 - Fax (586) 749-6909

[www.nationwide-companies.com](http://www.nationwide-companies.com)

May 24, 2018

Attention: Justin Lanagan

Regarding: City of Wyandotte #4732 – Park Fencing

Nationwide Construction Group respectfully submits the following quote to furnish and install the following at the above referenced location;

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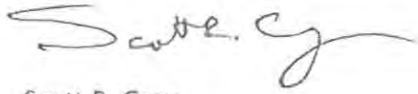
<i><b>PARK</b></i>	<i><b>Quantity</b></i>	<i><b>Price per ft.</b></i>	<i><b>Park Total</b></i>
Pulaski Park	1500' – 4' High Black Vinyl Fencing	\$23.94	\$35,910.00
Memorial Park	450' – 4' High Black Vinyl Fencing	\$23.94	\$10,773.00
	Total		\$46,683.00

#### QUALIFIERS

- 1.) All material, tax, and labor included.
- 2.) Removals of old wood fence done by others.
- 3.) Above items must be awarded together and cannot be separated.
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- 6.) A minimum of four weeks' notice to mobilize.
- 7.) A total of 2 mobilizations for ALL work listed above if additional mobilizations are needed \$1,500 each.
- 8.) Should hand digging be required due to utility conflict(s) an additional \$150.00 per hole will be added if conventional methods can be used i.e. pinch/ hand diggers. Should the utility conflict require soft excavation with a vacuum truck and or any other soft excavation equipment to expose the utility additional charges will be applied.
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- 11.) Above quote does not include any (DBE, MBE, WBE or any other specialty designation allowance) unless otherwise noted.
- 12.) Above quote does not include any allowance or any costs of permits, dues etc. unless otherwise noted.
- 13.) Payment terms; progress payments per specifications.
- 14.) Above quote conditioned upon acceptance of contractor's contract language.

Thank you for letting us quote your project needs, should you have any questions please do not hesitate to call me at (586) 270-2037.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Scott R. Gray", with a stylized flourish at the end.

Scott R. Gray  
Project Manager  
RMD Holdings/dba/Nationwide Construction Group  
69951 Lowe Plank Rd.  
Richmond, MI 48062  
direct (586) 270-2037  
cell (517) 819-0411  
sgray@nationwidecos.com  
[www.nationwide-companies.com](http://www.nationwide-companies.com)

## **RESOLUTION**

DATE: August 20, 2018

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

RESOLVED that Council concurs with the recommendation of the Superintendent of Recreation and hereby approves KB Contracting to continue the fence replacement at Wyandotte Athletic Association, Exchange, FOP, Oak Club, and VFW Parks at a price of \$12.87 per foot contingent on the approval of the Recreation Department's 2019 Fiscal Year Budget requests.

I Move the adoption of the foregoing resolution.

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

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

### **YEAS**

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### **COUNCIL**

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

### **NAYS**

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

MEETING DATE: August 20, 2018

AGENDA ITEM # 3

**ITEM:** Purchase Agreement to sell City owned property known as former 664 Orange for construction of a new single family home

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

**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski

**BACKGROUND:** This property was offered for sale in accordance with the attached Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home which can be found at [www.wyandotte.net/FrontDesk/RequestForProposals.asp](http://www.wyandotte.net/FrontDesk/RequestForProposals.asp). The property was placed on the MLS, "For Sale" sign was placed on the property, and it was listed on the City's website.

The recommendation is to sell said lot for \$10,000 to Tyler Groat and Rachel Zimmers, 708 Pine, Wyandotte, for the construction of new single family home consisting of approximately 1,500 square feet, 3 bedrooms, 2.5 baths, full basement, exterior to be brick four (4) feet above grade on all elevations with remaining to be vinyl siding, wrap around front porch and detached garage.

NOTE: A Purchase Agreement was previously approved for the sale of this property. A Release of Purchase Agreement was executed.

**STRATEGIC PLAN/GOALS:** This recommendation is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in continuing effects 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; fostering the maintenance and development of stable and vibrant neighborhoods.

**ACTION REQUESTED:** Adopt a resolution concurring with recommendation

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

**IMPLEMENTATION PLAN:** Execute Purchase Agreement and close on property

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Purchase Agreement Approved by Legal.

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Purchase Agreement; Map

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan

Date:

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

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 664 Orange 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 664 Orange to Tyler Groat and Rachel Zimmers in the amount of \$10,000.00; AND

BE IT FURTHER RESOVLED that if the Purchaser(s), Tyler Groat and Rachel Zimmers do not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency;

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 664 Orange, between Tyler Groat and Rachel Zimmers and the City of Wyandotte for \$10,000 as presented to Council.

I move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Alderman

Calvin

DeSana

Maiani

Sabuda

Schultz

# OFFER TO PURCHASE REAL ESTATE

I, THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of Wyandotte Wayne County, Michigan, described as follows: Lot 14, Block 176, Plat of Part of Wyandotte, as recorded in Liber 1, Page 142, of Plats, Wayne County Records being known as the Former 664 Orange now known as 668 Orange Street, and to pay therefore the sum of Ten Thousand Dollars & 00/100 (\$10,000.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

## THE SALE TO BE CONSUMMATED BY

### PROMISSORY NOTE/MORTGAGE SALE

<b>PROMISSORY/ MORTGAGE SALE</b>	1. The Purchase Price of <u>\$10,000.00</u> together with the closing costs (which consists of the title insurance premium, recording fees, prorated taxes, closing fee of \$200) shall be paid by Purchaser(s) executing a Promissory Note payable to the order of the Seller(s) and secured by a mortgage. The Promissory Note will require immediate payment to the Seller upon occurrence of any of the following events within ten (10) years of the date of closing: The property is sold, refinanced, foreclosed, leased, transferred, conveyed in any manner or otherwise disposed of by Purchaser(s) or is no longer occupied by Purchaser as its primary residence. In the event none of the events described in Paragraph (1) above occur within ten (10) years of the date of closing, the Promissory Note will be deemed satisfied and the mortgage will be discharged at the request of and upon payment of the recording fee for the discharge by Purchaser(s). In the event of default of the terms of the Promissory Note by the Purchaser(s), the Seller(s) may foreclose by advertisement on the mortgaged premises as one of its remedies and purchaser(s) shall be responsible to pay Seller(s) costs including reasonable attorney fees resulting from the enforcement of the Promissory Note and/or Mortgage.
<b>Evidence of Title</b>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted. Purchaser is responsible to pay for the Title Insurance premium.
<b>Time of Closing</b>	3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close.
<b>Purchaser's Default</b>	4. If Purchaser(s) defaults, Seller may retain the Deposit and Purchaser(s) is responsible for all costs incurred by Seller.
<b>Seller's Default</b>	5. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<b>Title Objections</b>	6. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date, is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<b>Possession</b>	7. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>NONE</u> If the Seller occupies the property, it shall be vacated on or before <u>closing</u> From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>n/a</u> per day. <del>THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.</del>
<b>Taxes and Prorated Items</b>	8. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date" If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. <b>Due dates are August 1 and December 1.</b> 9. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.
<b>Broker's Authorization</b>	10. The Broker is hereby authorized to make this offer and the deposit of <u>N/A</u> Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP



<i>Security Deposit</i>	11. A Security Deposit of One Thousand (\$1,000) Dollars will be required upon acceptance of this Agreement and will be returned to Purchaser(s) upon issuance of the final Certificate of Occupancy for the premises. In the event of default of any of the terms of this Agreement prior to issuance of the final Certificate of Occupancy, the deposit shall be forfeited to Seller(s) in addition to the other remedies Seller(s) has under the terms of this Agreement.
-------------------------	--

**12. APPLICABLE TO F. H. A. SALES ONLY:**

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered in the purchaser a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property for mortgage insurance purpose of not less than \$ \_\_\_\_\_ which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and the option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

It is further understood between Purchaser and Seller that the additional personal property listed herein has a value of \$ \_\_\_\_\_.

13. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of the City Engineer, 3200 Biddle Avenue, Wyandotte, MI

However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained. Additional conditions, if any: See Addendum for additional Paragraphs 14 through 24 and Signatures

[LEFT BLANK]

ADDENDUM TO  
OFFER TO PURCHASE REAL ESTATE

Purchaser(s) have bargained for the purchase of the property from the Seller(s) pursuant to the terms of the promissory note (rather than paying a cash price for the property at the closing). Purchaser(s) agrees that in consideration of the Seller(s) allowing the purchase by a Promissory Note, Seller(s) is subject to certain risks and that the following conditions are reasonable and that Seller(s) have provided adequate legal consideration to support the conditions and requirements of this Agreement. Time is of the essence.

14. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit issued by the Engineering and Building Department for the construction of an owner occupied single family home, consisting of the following features:
- Approximately 1,500 square feet with 3 bedrooms, and 2 1/2 baths as indicated on Attachment A
  - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2015 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump.
  - Exterior to be brick four (4) feet above grade on all elevations with remaining to be vinyl siding.
  - Detached garage at the rear.
  - Wrap around front porch on the west side of home.
  - Home must meet all current zoning requirements.


15. If plans and unit installed with energy savings systems such as solar systems capable of supplying 1kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water then the City will reduce the balance of the promissory note by \$2,000.

16. This Agreement is further contingent upon the Purchaser undertaking development within 180 days from date of closing and completing construction (which is defined as obtaining a final Certificate of Occupancy for an owned occupied single family home) within 365 days from the date of closing. "Undertaking development" is defined as: the completion of a basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department pursuant to a building permit issued by the Seller(s) for construction of the home with all of the requirements described in Paragraph 14.

In consideration of the Seller(s) conveying this property to Purchaser(s) pursuant to the terms of Promissory Note, Purchaser(s) agree that if Purchaser(s) fail to undertake development or complete construction within the required time limits of this Agreement, Seller(s) have the option to purchase the property from Purchaser with all improvements for one (\$1.00) dollar (Purchaser(s) will still remain responsible to pay all obligations owing to Purchaser's lender). This will be a condition of the deed. In the event Seller(s) commences legal proceeding to enforce this requirement, Purchaser(s) shall be responsible to pay all of Seller's costs including its reasonable attorney fees.


17. All utilities are required to be underground. Purchaser will provide three (3) ducts, electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
18. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Mapping Fee. These charges will be included in the note.
19. Dirt shall be removed from the site at the Purchaser's expense.
20. Purchase will be responsible to protect adjoining public and private property from damage during construction. Protection shall be made to control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.
- Purchaser will be required to provide turf establishment before Final Certificate of Occupancy will be issued. (NOTE: Sod, seed and mulch blankets or hydro-seed will be acceptable means of turf establishment.)
21. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
22. This Agreement is subject to the approval of the Wyandotte City Council.
23. The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.
24. The requirements of this Agreement shall survive the closing.

PURCHASER(S):

  
Rachel Zimmers, Purchaser  
708 Pine, Wyandotte, MI 48192

Dated:

08-13-18

  
Tyler Groat, Purchaser

SELLER(S): CITY OF WYANDOTTE

Joseph R. Peterson, Mayor  
3200 Biddle Avenue, Wyandotte, MI

Lawrence S. Stea, City Clerk

Dated:

Legal Department Review





## **RESOLUTION**

DATE: August 20, 2018

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

RESOLVED that the communication from the City Engineer regarding the City owned property located at former 664 Orange 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 664 Orange to Tyler Groat and Rachel Zimmers in the amount of \$10,000.00; AND

BE IT FURTHER RESOLVED that if the Purchaser(s), Tyler Groat and Rachel Zimmers do not undertake development within six (6) months from time of closing and complete construction within one (1) year will result in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A condition will be placed on the Deed that will include this contingency;

NOW THEREFORE, BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 664 Orange, between Tyler Groat and Rachel Zimmers and the City of Wyandotte for \$10,000 as presented to Council.

I Move the adoption of the foregoing resolution.

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

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

### **YEAS**

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### **COUNCIL**

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

### **NAYS**

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

**MEETING DATE:** August 20, 2018

**AGENDA ITEM #** 4

**ITEM:** Purchase of a Lawn Mower for the Department of Public Service

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



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

**BACKGROUND:** For the 2018 Fiscal Year, funds were allocated for the purchase of one (1) Lawn Mower for the Department of Public Service (DPS) to replace Equipment Number VPS-119 (2001). The City is a member of Sourcewell, a Cooperative Purchasing Agency, and received contract pricing from Hustler Turf Equipment, Inc., in the amount of \$12,524.23 and Exmark Manufacturing Company, Inc., in the amount of \$8,879.00 to replace this equipment.

The DPS currently has both Hustler and Exmark mowers. In the DPS experiences, the Exmark Mowers are not as durable or well-built as the Hustlers. In fact, the DPS has a 2005 Hustler that has had no issues.

Therefore, I am recommending the purchase of the Hustler in the amount of \$12,524.23 (proposal attached) per the Intergovernmental (Cooperative) Purchases Section of the adopted Procurement Rules and Policies by the City. A Resolution is attached for your consideration.

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the commitment to provide the finest services and quality of life.

**ACTION REQUESTED:** Adopt a resolution concurring with the City Engineer to purchase a Vanguard Big Block EFI (37hp) 60" RD Gram Susp. Seat w/isolator with Flex Forks from Hustler Turf Equipment.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** 101-448-750-242 \$11,484.81 and account no. 101-448-850-530 \$1,039.42

**IMPLEMENTATION PLAN:** Order will be placed with Hustler Turf Equipment

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Reviewed proposal W. Look

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Price Quote from Hustler Turf Equipment



**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: August 20, 2018

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

BE IT RESOLVED by the Mayor and City Council that Council concurs with the recommendation of the City Engineer to purchase a Vanguard Big Block EFI (37hp) 60" RD Gram Susp Seat w/isolator with Flex Forks from Hustler Turf Equipment, Monroe, in the amount of \$12,524.23 from account no. 101-448-750-242 in the amount of \$11,484.81 and account no.101-448-850-530 in the amount of \$1,039.42.

I move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Alderman  
Calvin  
DeSana  
Maiani  
Sabuda  
Schultz



# **HUSTLER TURF EQUIPMENT NJPA QUOTE FORM CONTRACT NO. H T E 062117**

<b>Date:</b>	15-Aug-18	<b>QUESTIONS CONTACT:</b>
<b>QUOTE #:</b>	0815Bjod18	<b>Primary:</b> Brian J. O'Donnell
<b>Contact</b>	David Rothermal	- Phone: 630.669.3070
<b>Name:</b>	Wyandotte DPS	- email: <a href="mailto:bodonnell@excelii.com">bodonnell@excelii.com</a>
<b>Address:</b>	4201 13th Street	<b>Dealer #</b> <b>102322</b>
<b>City,ST:</b>	Wyandotte, MI	<b>Dealer:</b> J & R Tractor, LLC (Monroe)
<b>Zip</b>	48192	<b>Primary:</b> Chris Parker
<b>Phone:</b>	<a href="tel:734-324-4587">734-324-4587</a>	- Phone: 734 241 3232
<b>Email:</b>	<a href="mailto:dlrothmal@wyandottemi.gov">dlrothmal@wyandottemi.gov</a>	email: <a href="mailto:mfaske@jandrtractor.com">mfaske@jandrtractor.com</a>

QTY	Part Number	Description	Current MSRP	Contract Price	Total
1	937011	Vanguard Big Block EFI (37hp) 60"	\$16,837.00	\$12,291.01	\$12,291.01
		RD Gram Susp Seat w/Isolator			
1	606696	Flex Forks	\$299.00	\$233.22	\$233.22
				<b>Frieght TOTAL</b>	<b>\$12,524.23</b>

We are pleased to quote you the following prices. These are subject to your acceptance within 30 days. After that date, this quotation is no longer valid. Price valid only when PO is made out to:

**Hustler Turf Equipment**  
**200 S. Ridge Rd**  
**Hesston, KS 67062**

email to: [bodonnell@excelii.com](mailto:bodonnell@excelii.com) or fax 630-323-5118

## **RESOLUTION**

DATE: August 20, 2018

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

BE IT RESOLVED that Council concurs with the recommendation of the City Engineer to purchase a Vanguard Big Block EFI (37hp) 60" RD Gram Susp Seat w/isolator with Flex Forks from Hustler Turf Equipment, Monroe, in the amount of \$12,524.23 from account no. 101-448-750-242 in the amount of \$11,484.81 and account no.101-448-850-530 in the amount of \$1,039.42.

I Move the adoption of the foregoing resolution.

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

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

### **YEAS**

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### **COUNCIL**

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

### **NAYS**

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

MEETING DATE: August 20, 2018

AGENDA ITEM # 5

**ITEM:** Amendment of Letter of Intent for 3131 Biddle Avenue, Wyandotte, Michigan

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



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

**BACKGROUND:** At the April 16, 2018, City Council meeting, Council approved a Letter of Intent for the sale of the property known as 3131 Biddle Avenue with Zachary and Associates, Inc., for 90 days. See attached Council Resolution. The 90 days has expired.

Zachary and Associates, Inc., has had several meetings with Community Stakeholders to received input on their proposed redevelopment of the property. Therefore, attached for your consideration is an update with request from Zachary and Associates, Inc., for a 60 day extension. It is recommended the 1<sup>st</sup> Amendment to the Letter of Intent be approved.

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan in the City is commitment to revitalize the downtown with new residential and commercial developments and to make our downtown a destination of choice for residents throughout Southeast Michigan by redeveloping the city block where the city hall is now located with a mixed-use development project emphasizing street-level commercial and high-rise residential development affording new residents a view of the river and surrounding scenic areas.

**ACTION REQUESTED:** Approve 1<sup>st</sup> Amendment to the Letter of Intent with Zachary and Associates, Inc., and authorize the execution of same.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** N/A

**IMPLEMENTATION PLAN:** Extend time for Letter of Intent activity.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:**



**LEGAL COUNSEL'S RECOMMENDATION:** Reviewed Amendment. W. Look

**MAYOR'S RECOMMENDATION:**



**LIST OF ATTACHMENTS:** Council Resolution dated April 16, 2018, communication dated August 8, 2018 from Zachary and Associates and Letter of Intent 1<sup>st</sup> Amendment.

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: August 20, 2018

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

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding the sale of the Old City Hall 3131 Biddle Avenue, is hereby received and placed on file;

AND BE IT FURTHER RESOLVED that Council concurs in the recommendation as set forth to grant a 60 day extension to Zachary and Associates, Inc., and authorizes the Mayor and City Clerk to execute same.



**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2018-168**

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: April 16, 2018

MOVED BY: Councilperson DeSana

SUPPORTED BY: Councilperson Maiani

BE IT RESOLVED that the communication from the City Engineer regarding the sale of the Old City Hall 3131 Biddle Avenue is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council concurs in the recommendation as set forth to exclusively negotiate the sale of the property known as 3131 Biddle Avenue with Zachary and Associates, Inc, for a ninety (90) day period and authorizes the Mayor and City Clerk to execute the Letter of Intent.

Motion unanimously carried.

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

NAYS: None

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 April 16, 2018 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:** April 16, 2018

**AGENDA ITEM #** 

**ITEM:** Development of 3131 Biddle Avenue – Former City Hall

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

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** The attached Resolution dated April 7, 2014, provided MJC exclusive negotiation rights for the purchase of the Former City Hall Site. These rights have expired.

At the August 28, 2017, Council Meeting, the Specifications for Qualifications and Proposals for the Development of the Former City Hall, Vacant Lot and City Parking Lot to the south of former City Hall where approved. Proposals were received through November 1, 2017. The City received two (2) proposals.

River Gardens Group, (RGG), 101 W. Big Beaver Road, Suite 1400, Troy, Michigan.

Zachary and Associates, Inc., 71 Garfield, Detroit, Michigan.

The complete proposals are available at the City Clerk's Office.

The City Engineer and City Administrator (Committee) met with both developers and reviewed their proposals which included discussing their projects, financing, time frames and development plan. The Committee determined that the City should exclusively work with Zachary and Associates, Inc. (Developer). Therefore, attached for your consideration is a ninety (90) day Letter of Intent between the Developer and the City., which will allow for the Developer to:

- 1) Test the feasibility of their proposal in a workshop/stakeholder session(s) (see the attached Predevelopment Process Flow Chart), perform preliminary market analysis, analyze project program alternatives, and research financing timeframes. The developer would be required to comply with the following procedures:
  - a) Make a presentation at a public hearing at a city council meeting to describe the vision for urban design / architectural design, construction and operation of the property, and answer questions from the elected officials and the public.
  - b) Developer would provide a detailed explanation of the financing for this project including but not limited to:
    - (i) The identity of all anticipated lenders;
    - (ii) A description of the proposed financing for the project, including those that may come about as a result of a public/private partnership with the City of Wyandotte or its affiliates;
    - (iii) Detailed background of all project participants;
    - (iv) Disclosure of the estimated total development cost of the project including proposed rental rates;
    - (v) Review of proposed Site Plan, including the number of parking spaces provided.
    - (vi) Review of estimated property taxes with City and inclusion in budget.



This proposal includes the demolition of the former City Hall building and the construction of up to an eight (8) story building. The proposal includes retail and parking on the first floor, parking on the second story, and 120 market rate residential units on floors three through eight. An alternative submittal includes a portion of the residential units to be a hotel.

**STRATEGIC PLAN/GOALS:** The City is committed to revitalize the downtown with new residential and commercial developments and to make our downtown a destination of choice for residents throughout Southeast Michigan by redeveloping the city block where the city hall is now located with a mixed-use development project emphasizing street-level commercial and high-rise residential development affording new residents a view of the river and surrounding scenic areas.

**ACTION REQUESTED:** Approve exclusive negotiation with Zachary and Associates, Inc., and authorize the execution of the Letter of Intent.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** N/A

**IMPLEMENTATION PLAN:** Continue negotiations with Zachary and Associates, Inc. for the purchase of the City owned property located at 3131 Biddle Avenue.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** *S. Dupdale*

**LEGAL COUNSEL'S RECOMMENDATION:** Letter of Intent approved by

**MAYOR'S RECOMMENDATION:** *ALB.*

**LIST OF ATTACHMENTS:** Proposals received on file at Clerk's Office, Council Resolution dated April 7, 2014, Letter of Intent.

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan  
Date: April 16, 2018

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

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding the sale of the Old City Hall 3131 Biddle Avenue, is hereby received and placed on file;

AND BE IT FURTHER RESOLVED that Council concurs in the recommendation as set forth to exclusively negotiate the sale of the property known as 3131 Biddle Avenue with Zachary and Associates, Inc, for a ninety (90) day period and authorizes the Mayor and City Clerk to execute the Letter of Intent.



(10)

RESOLUTION

Wyandotte, Michigan  
Date: April 7, 2014

RESOLVED BY THE MAYOR AND CITY COUNCIL;

WHEREAS the City Engineer and DDA Director submitted a recommendation for a "Michigan State Housing Development Authority (MSHDA) Neighborhood Stabilization Program (NSP2) Program Income: Round One" funding application from MJC Construction Management Services (MJC) for a proposed project at 3131 Biddle Avenue, Vacant Lot and City Parking Lot south of the former City Hall (collectively referred to as 3131-49 Biddle Avenue) and the Mayor and Council received said communication and application; and

WHEREAS the application requests funding from MSHDA in an amount up to approximately \$2,250,000 to provide approximately 18 rental housing units to a population that is at or below 120% Area Median Income (AMI), including approximately \$875,000 (39%) of the grant would be utilized for a population that is at or below 50% Area Median Income (AMI) or 7 rental units; and

WHEREAS plans for the proposed project have been submitted, indicating that it is a mixed-use development consisting of approximately 9,000 square feet of commercial space on the first floor, 40 units of residential housing on floors 2-4, interior atrium, underground and at-grade parking, and traditional-styled architecture, with total investment estimated to exceed \$12 million; and

WHEREAS the proposed project is consistent with the City of Wyandotte's Strategic Plan for 2010-2015, adopted by the Mayor and Council on January 11, 2010, which states:

We are committed to revitalizing the downtown with new residential and commercial development and to make our downtown a destination of choice for residents throughout Southeast Michigan by:

- (1) Redeveloping the city block where the former City Hall is located with a mixed-use development project emphasizing street-level commercial and high-rise residential development affording new residents a view of the Detroit River and surrounding scenic areas.
- (2) Relocating City Government to the bank building at 3200 Biddle Avenue and designing and developing a government center campus in the area, including the Yack Arena and a fire station.

WHEREAS the Wyandotte Planning Commission adopted a resolution approving the proposed plans on March 20, 2014, after holding a public hearing where public input and support for the project was received; and

WHEREAS the Wyandotte Design Review Committee adopted a resolution approving the plans on March 4, 2014; and

WHEREAS the Wyandotte Downtown Development Authority (DDA) adopted a resolution supporting the project on March 11, 2014; and

WHEREAS the City of Wyandotte has authorized additional approvals to indicate its support for the project, including, but not limited to: City Council adopting a resolution expressing its intent to approve a Neighborhood Enterprise Zone (NEZ) Exemption Certificate for the residential portion of the project (on October 14, 2013); City Council establishing a Commercial Redevelopment District to allow the project to obtain a Commercial Facilities Exemption Certificate for the commercial portion of the project (on January 13, 2014); the Wyandotte Downtown Development Authority (DDA) and Wyandotte Brownfield Redevelopment Authority (WBRDA), on March 11, 2014, and March 18, 2014, respectively, adopting a resolution approving an Interlocal Agreement to allow the DDA and WBRDA to share tax increment from the project to fund Brownfield Plan eligible activities (e.g., underground parking and demolition of the former City Hall building), and the WBRDA adopting a resolution authorizing the preparation of a Brownfield Plan for the project on November 26, 2013.

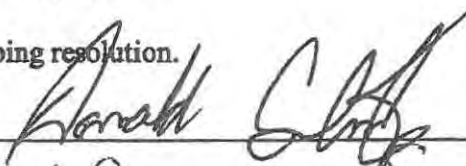
NOW THEREFORE BE IT RESOLVED that the City Council supports the proposed project, encourages MSHDA to approve MJC's application for Neighborhood Stabilization Program (NSP2) Program Income funds, and hereby certifies that the project is consistent with a locally approved plan, that required approvals have been secured, and that public input and support for the proposed project has been received.

BE IT FURTHER RESOLVED that as evidence of site control by MJC, the City Council will exclusively negotiate the sale of the property to MJC until July 31, 2014 with monthly progress reports due from MJC to the City Engineer on the 1<sup>st</sup> of each month, with additional extensions available if necessary to complete negotiations, application documents, or other project-related matters.

BE IT FURTHER RESOLVED that the City Council adopted a resolution on March 17, 2014, supporting the City's application for \$2,907,034, for the construction of new single family homes utilizing MSHDA NSP2 Program Income Round One funding and considers MJC's application to have priority consideration for funding when evaluating both applications from Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson



Supported by Councilperson



YEAS

COUNCIL

NAYS

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Fricke

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Galeski

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Miciura

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Sabuda

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Schultz

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## LETTER OF INTENT

### Part 1. Access to the Premises

In consideration of the payment of a refundable lump sum of Ten Thousand Dollars (\$10,000.00) ("Earnest Money Deposit") by Zachary and Associates, Inc. (Zachary), on behalf of the Wyandotte Development Team (WDT), located at 71 Garfield, Suite 130, Detroit, MI 48201 WDT to the City of Wyandotte ("City") located at 3200 Biddle Avenue, Wyandotte, Michigan, 48192, at the time of execution of this document, City agrees to the following:

- 1) City will provide free access to the property described in Exhibit A ("Property") to WDT members to enter upon the property to determine visioning, development strategy and implementation strategy. The term for access to the premises shall be ninety (90) days from the date of execution of this Agreement. Zachary or a WDT member shall add the City of Wyandotte as an additional insured Party to Zachary or a WDT member's insurance coverage to cover the WDT's activity on our premises during the ninety (90) day access period. The Earnest Money Deposit shall be fully refundable to Zachary for a ninety (90) day period from execution of this Agreement subject to compliance with the terms of this Letter of Intent.

The insurance coverage must be in a form and amount approved by the City. Zachary, or WDT members must return the premises in the same condition as exists prior to this agreement. The WDT is not authorized to conduct any work or testing on the premises without first receiving written consent from the City. The earnest money deposit shall be fully refundable to Zachary provided it is not in default of any of the terms of this agreement and provided it has returned the premises within ninety (90) days from the date of execution of this agreement in the condition required by this agreement.

- 2) During the term of access to the premises, the City will not solicit or entertain offers from, negotiate with or discuss, accept or consider any proposal of any other person relating to acquisition of the property for a period of ninety (90) days.

### Part 2. Zachary Interest in Developing Property

- 1) City Notifies Zachary that prior to the execution of any purchase agreement between parties, Zachary (WDT) will 1) test proposal feasibility in a workshop/stakeholder session(s) (see the attached Predevelopment Process Flow Chart), perform preliminary market analysis, analyze project program alternatives, and research into financing timeframes, and would be required to comply with the following procedures:
  - a) Make a presentation at a public hearing at a city council meeting describing the vision for urban design / architectural design, construction and operation of the Property and be prepared to answer questions from the elected officials and the public.
  - b) WDT would provide to the City a detailed explanation of the financing for this project including but not limited to:

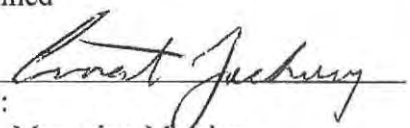
- (i) The identity of all anticipated lenders;
  - (ii) A description of proposed financing for the project, including those that may come about as a result of a public private partnership with the City of Wyandotte or its affiliates.
  - (iii) Detailed background of all project participants;
  - (iv) Disclosure of the estimated total development cost of the project including proposed rental rates;
  - (v) Review of a proposed Site Plan, including the number of parking spaces provided.
  - (vi) Review of estimated property taxes with City and inclusion in budget.
- c) Zachary to provide to the City a detailed explanation on what amenities are to be included in a reconfiguration of the property into public space such as public parking and any maintenance cost for maintaining public space.
- 2) City and Zachary acknowledge and agree that future tax revenue from the private development and ownership of the Property is a material part of the consideration to City for any Purchase Agreement and the sale of said Property. Zachary agrees not to transfer or close on a sale of the property to an entity that will result in the property or buildings becoming tax exempt or making use of any of the property or building that would result in any of the property or building being exempt from taxation without monetary compensation paid to the city in an amount agreed upon by the parties. A written agreement in a form and manner agreed to by the parties would be required to be executed and made part of any purchase agreement.
- 3) Zachary may request that the City generally support Zachary's use of various tax incentives and grant or loan programs to assist with redeveloping the Property, if determined by Zachary to improve the financial feasibility of the Property, including but not limited to the following: (a) real property tax reduction for any eligible residential portion of the property, such as the Neighborhood Enterprise Zone (NEZ) Act, Act 147 of 1992, as amended; (b) the Community Revitalization Program (CRP), a grant and/or loan program available through the Michigan Strategic Fund (MSF) and Michigan Economic Development Corporation (MEDC); and (c) other economic assistance that may be available through any other programs available at the federal, state, county or local level. City acknowledges that the Zachary may submit a request for a Brownfield Plan or Tax Increment Financing reimbursements for costs which are eligible pursuant to the state Brownfield statute. The City shall assist in providing the necessary documents to pursue any potential financial incentives.
- 4) This Letter of Intent may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Letter of Intent. Notwithstanding the foregoing, Zachary shall be permitted to assign its rights and obligations under this Letter of Intent to any affiliate of Zachary or its individual members.



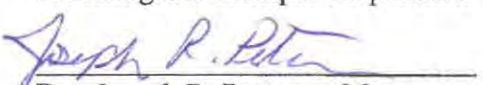
- 5) Neither party is bound by the terms of this Letter of Intent to enter into a future purchase agreement for the property. This Letter of Intent expires within ninety (90) days from the date of execution of this agreement.

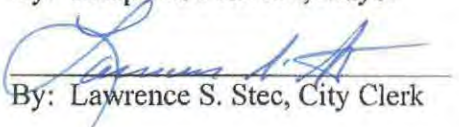
~~March~~<sup>APRIL</sup> 10, 2018

Zachary and Associates, Inc. on behalf of  
the Wyandotte Development team to be  
formed

  
By:  
It's Managing Member

City of Wyandotte  
A Michigan Municipal Corporation

  
By: Joseph R. Peterson, Mayor

  
By: Lawrence S. Stec, City Clerk

## **EXHIBIT A**

### **3131 Biddle Avenue**

Legal Description: All of Lots 18 through 21 and the north 2 feet of Lot 22, Eureka Iron and Steel Works Resub. The lot size is 102' x 120'.

### **Former 3149 Biddle Avenue: Gravel Parking Lot**

Legal Description: South 23 feet of Lot 22 and all of Lots 23 and 24, Eureka Iron and Steel Works Resub. The lot size is 73' x 120'.

### **City Parking Lot: Paved Parking Lot**

Legal Description: Lots 25 to 27, Eureka Iron and Steel Works Resub. Lot size is 75' x 120'.

76 East Forest  
Detroit, MI 48201  
Phone 313.831.6100  
Fax 313.831.1029  
zacharyandassociates.com

February 8, 2018

**ZACHARY**  
AND ASSOCIATES

Todd A. Drysdale, City Administrator  
Mark Kowalewski, City Engineer  
3200 Biddle Avenue  
Wyandotte, Mi, 48192

Dear Mr. Drysdale and Mr. Kowalewski,

We are delighted to have received your email indicating your recommendation of our development team and proposal to City Council to move the Biddle Avenue multi-use development project forward. As per request of the City of Wyandotte, as it relates to this development, the following is an outline of a potential pre-development process and time line. The goal of the process is to derive a final plan resulting in a clearly defined project and development agreement. The development team has prepared a pre-development flow chart as a 3-step process totaling 7 weeks, with strong participation from the City of Wyandotte:

**Weeks 1-3: Visioning**

A community engagement process with City officials, commissions and staff, appointed community members and the development team, resulting in a better determination of the highest and best use for the proposed building site.

**Weeks 4-5: Development Strategy**

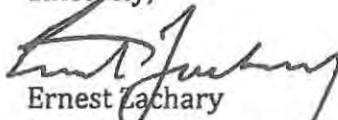
Evaluate three to four concepts that evolved from the visioning process and run a pro forma based on rough construction costs, operations and market analysis, with the end goal of concept selection.

**Weeks 6-7: Implementation Strategy Session**

The last phase consists of a consolidation of all gathered information into a final proposal submission, including ownership structure, financial plan and development schedule with the end goal of negotiating a purchase and development agreement with our development team and the City of Wyandotte.

This 7-week process can begin upon City of Wyandotte approval of this process. The flow chart of the process, as well as the finance time line for the potential HUD, 221(d)4 program.

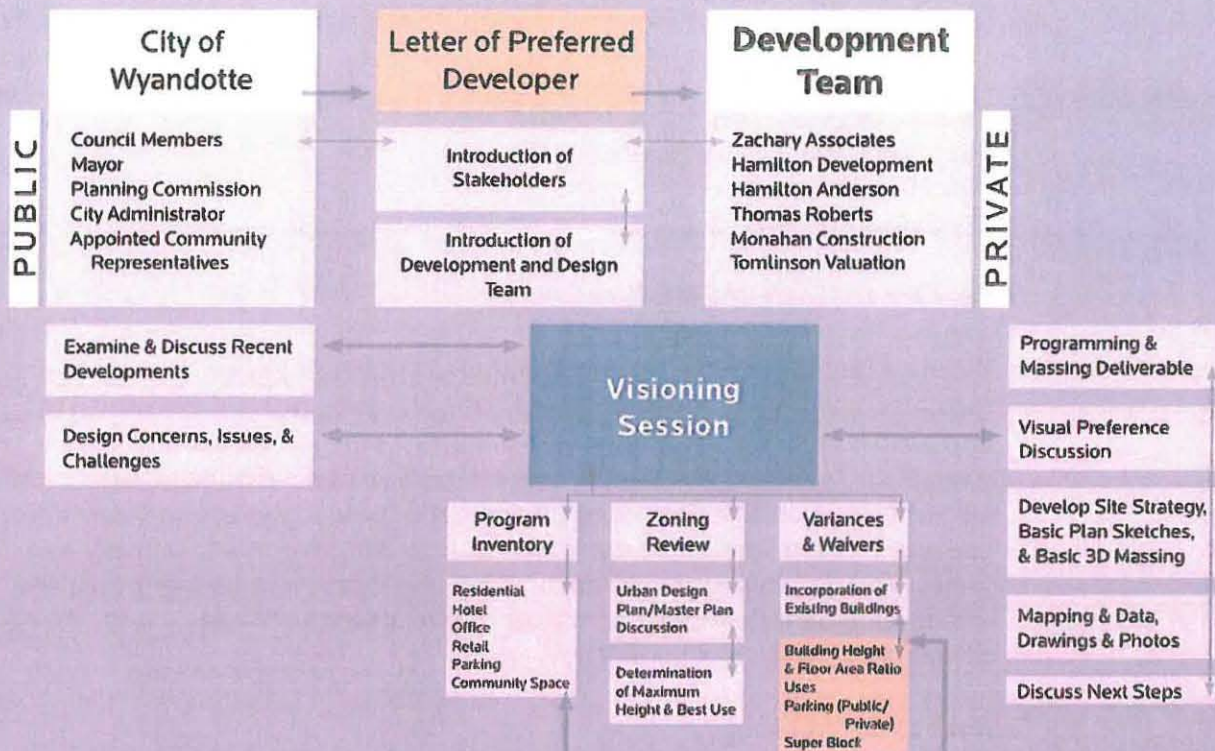
Sincerely,

  
Ernest Zachary  
Zachary and Associates

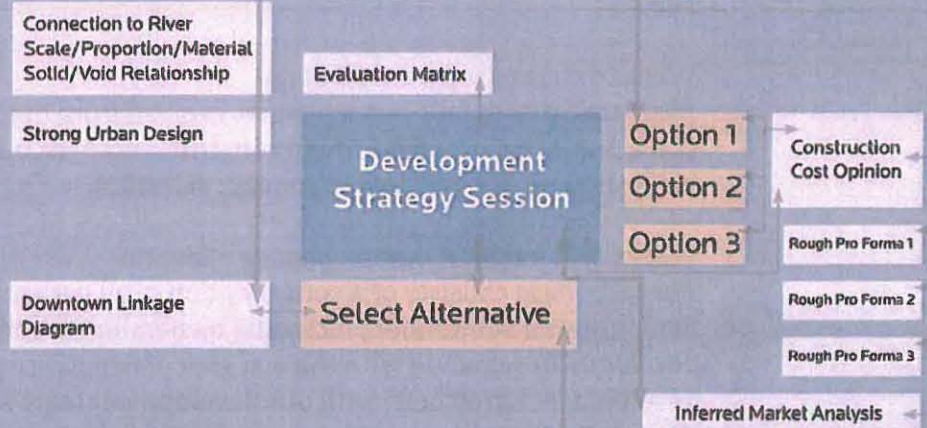


# Public/Private Partnership | Pre-Development Process

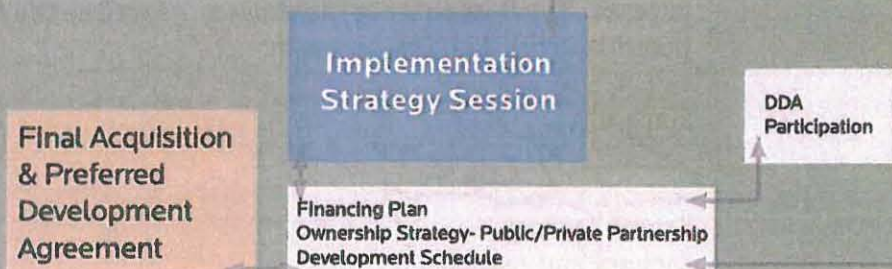
## VISIONING 3- WEEKS



## FEASIBILITY 2- WEEKS



## FINANCING + IMPLEMENTATION 2- WEEKS



Formal Development Process



# HUD 221(d)(4) CONSTRUCTION / PERMANENT FINANCING

## PROCESS AND TIMELINE

GREYSTONE

PREPARE CONCEPT MEETING PACKAGE		Basic Requirements	Fees Incurred	
30 days	After receipt of signed engagement letter, prepare concept package based on preliminary underwriting. HUD dictates concept meeting schedule. Submit package to HUD at least one week prior to the meeting.	Site and development team identified Basic design Preliminary construction costs Preliminary market analysis Operating proforma	Greystone Initial Processing Fee Third Party Reports (Est. Cost) Market Study Preliminary Appraisal Environmental Phase I Radon Testing (if applicable)	\$20,000 \$12,000 \$5,000 \$3,500
CONCEPT MEETING WITH HUD OFFICE		What is HUD looking for?		
7-10 days	Developer and Greystone meet with HUD staff to discuss the project. HUD will issue an invitation to proceed, or denial of interest.	Important at this stage is to demonstrate demand for the proposed project, and developer/builder experience.		
PREPARE INITIAL APPLICATION		Basic Requirements	Fees Incurred	
45-60 days	Obtain third-party reports. Revisit underwriting and prepare initial application. Address HUD's concerns and recommendations from the concept meeting.	Management team identified Preliminary architectural drawings Third party reports: Market Study Preliminary Land and Project Appraisal Environmental Assessment	HUD Initial Application Fee	0.15% of Loan
INITIAL APPLICATION REVIEW		What is HUD looking for?		
45-60 days	Application assigned to a HUD underwriter for review. HUD will issue an invitation to submit a final application, or rejection (may be appealed).	At this stage, the application must support the feasibility of assumptions, especially market supply and demand and stabilized operating proforma, as well as thoroughly address any environmental remediation.		
PREPARE FINAL APPLICATION		Basic Requirements	Fees Incurred	
90-120 days	Resolve issues identified by HUD. Finalize underwriting. When final plans and construction contract are 85% complete, begin third party architectural and cost review, which will take 30-45 days. <i>HUD's invitation to proceed expires after 120-days plus three 30-day extensions.</i>	Organizational structure finalized Final architectural plans Final construction contract Funding and draw schedule Building permits and approvals Evidence of availability of equity required	Greystone Final Processing Fee Third Party Reports (Est. Cost) Architectural Review Construction Cost Review HUD Final Application Fee	\$10,000 \$9,000 \$9,000 0.15% of Loan
FINAL APPLICATION REVIEW		What is HUD looking for?		
45-60 days	Typically, the final application is reviewed by the same HUD staff who reviewed the initial application.	Principals' and general contractor's credit and liquidity, project design, and the construction contract are most critical at this stage. Significant changes to already reviewed and approved aspects of the application may cause rejection and/or delays.		
RECEIPT OF HUD FIRM COMMITMENT		Basic Requirements	Fees Incurred	
15-30 days	Make changes to comply with any conditions to HUD's commitment. Borrower accepts HUD Commitment and Greystone Commitment. Prepare first draw request for HUD review. <i>Firm Commitment expires after 60-days plus three 30-day extensions.</i>	Plans, drawings, and specs updated in accordance with HUD's conditions as stated in the Firm Commitment Evidence of eligible pre-development costs associated with the project (those incurred after FHA lender engagement) Equity partner verification of deposit	Good Faith Deposit <i>(Due prior to rate lock, refunded at closing)</i>  If closing is delayed, extension fees not to exceed 0.375% of the Loan will be due for each one-month extension of the closing date.	1.00% of Loan
RATE LOCK / CLOSING		Basic Requirements	Fees Incurred	
30-45 days	After rate is locked Greystone will request an amendment to the Firm Commitment to reflect the final rate.	Borrower's, Greystone's and HUD legal counsel prepare closing documents.	HUD Inspection Fee MIP (Mortgage Insurance Premium) <i>Thereafter, 0.65% will be due annually based on the then outstanding principal balance.</i> Financing Fees Closing Costs (e.g., Title and Recording, Survey, Legal Fees, Organizational Expenses)	0.50% of Loan 1.30% of Loan

The timing and information above are based on a typical scenario and do not constitute a commitment by Greystone to make a loan according to the estimated timeline. The purpose of this document is to communicate the steps of the process.

**FHA 221(d)(4) New Construction or Substantial Rehabilitation**  
**Summary of the Process**

I. Pre-Application (NB: It is now possible to eliminate the pre-application and submit a firm application. In that case, the procedure described below would be modified. The cost of the initial appraisal would be increased by about \$2,000 and the estimated cost of the architectural and cost review would be due on engagement. The cost of the final appraisal would be eliminated. The time frame for HUD to respond to the firm application would increase from 45 days to 60 days).

Upon Greystone's receipt of a fully executed original of this Engagement Letter, the Pre-Application Processing Fee, and the Pre-Application Third Party Fees as set forth in Exhibit B, Greystone will order the necessary third party reports and work with the Borrower to obtain the required documentation as identified in Exhibit D.

A. Preparation of Pre-Application. Upon completion of processing and underwriting (estimated at 4-6 weeks, depending on timing of third party reports), Greystone will prepare and deliver the pre-application to HUD (the "Pre-Application"); provided there are no conflict of interest issues which would prohibit Greystone from processing and submitting the Pre-application to HUD per HUD rules and regulatory requirements.

B. HUD Review. HUD guidelines indicate an initial review period of five (5) business days to determine completeness of submission, and once the Pre-Application is deemed complete, HUD's guidelines indicate HUD's review period should not exceed forty-five (45) days. Greystone will further obtain or assist Borrower in providing any additional clarifying information subsequently requested by HUD. Should HUD and/or Greystone decline to issue an invitation to submit a Firm Application, Greystone will refund any unexpended portion of the Pre-Application Third Party Fees.

**II. Firm Application Processing**

A. Date Firm Application Due to HUD. From the date of HUD's invitation, the firm application submission (the "Firm Application") is due to HUD within one-hundred twenty (120) days.

B. Preparation of Firm Application Submission. Greystone will advise Borrower of any issues received from HUD relating to Project acceptability and/or proposed Project underwriting parameters ("HUD Comments"). Borrower shall have fifteen (15) calendar days to provide Greystone with written acknowledgement and acceptance of the HUD Comments along with a check representing the Firm Application Processing Fee and the Firm Application Third Party Fees. Upon receipt of Borrower's acceptance of the HUD Comments and required fees, Greystone will then advise HUD of its intent to submit a Firm Application. Greystone will then commence its processing of



the Firm Application and Borrower shall provide such additional documentation and Greystone shall order such additional third party reports as Greystone and/or HUD requires to process such Firm Application as set forth in Exhibit D to the Engagement Letter. In the event Borrower declines to accept the HUD Comments, or fails to timely respond in writing, Greystone shall have no further obligation to the Borrower hereunder, other than to refund any unexpended portion of the Pre-Application Third Party Fees.

C. HUD Review. Upon completion of processing, receipt of underwriting approval, and receipt of the HUD Application Fee, Greystone will submit the Firm Application to HUD for review. HUD will again review the Firm Application for completeness. Once the Firm Application submission is deemed complete, HUD's review period should not exceed forty-five (45) days for the issuance of either (i) a HUD Commitment; or (ii) HUD's election not to issue a HUD Commitment.

### III. Issuance of HUD and Greystone Commitment

Greystone will forward the HUD Commitment, when issued, to the Borrower for acceptance. Following Borrower's and Greystone's acceptance of the HUD Commitment, Greystone will issue its commitment ("Greystone Commitment") to the Borrower.

### IV. Rate Lock

Once the Borrower and Responsible Party have accepted the Greystone Commitment, paid the Good Faith Deposit, and a creditworthy individual acceptable to Greystone has guaranteed the Borrower's liability to Greystone for the period from rate lock through Loan closing, the Borrower may lock the Loan's interest rate, prepayment terms, and the closing date in accordance with the procedures set forth in the Greystone Commitment. The Responsible Party is a creditworthy individual acceptable to Greystone who will guarantee Borrower's liability to Greystone (i) for the period from rate lock through closing of the Loan (which includes any possible late closing fees) and/or (ii) resulting from Borrower's failure to close the Loan, all as more specifically outlined in the Greystone Loan Commitment.

It is important to note that rate lock should only occur once the Borrower and its counsel are confident that the Borrower is prepared to close the Loan by the required closing date, since locking the interest rate commits Greystone, and therefore the Borrower, to liability for damages should the Loan fail to close by the closing date established at the time of rate lock. The Greystone Commitment will provide for monthly extension periods that will be available to the Borrower upon payment of an extension fee of 0.375% per period, should the need arise to extend the closing date, subject to Greystone and HUD approval. However, because of the liability incurred during the period from rate lock through closing, a creditworthy individual acceptable to Greystone is required to guarantee the Borrower's liability incurred at rate lock.

### V. Closing/Funding

Greystone will prepare the loan documents following rate lock. Closing and funding will be scheduled at the appropriate HUD Office and is to be attended by the Borrower and Greystone. Borrower must provide counsel capable of reviewing the loan documents and issuing any necessary opinions. The closing process typically takes 30-45 days following Borrower's execution of the Greystone Commitment.

#### VI. Brokerage

Greystone shall be under no obligation for payment of any brokerage commission or fee of any kind with respect to the Loan or any subsequent HUD Commitment, and Borrower shall indemnify, defend and hold Greystone harmless for any claim for such, other than a specific brokerage commission or fee reflected in the Greystone Commitment, if any.

76 East Forest  
Detroit, MI 48201  
Phone 313.831.6100  
Fax 313.831.0229  
zacharyandassociates.com

**ZACHARY**  
AND ASSOCIATES

August 8, 2018

City of Wyandotte  
3200 Biddle Avenue, Suite 300  
Wyandotte, Mi 48192

RE: 3131 Biddle Avenue Redevelopment

Dear Honorable Mayor Peterson, Mr. Drysdale and Mr. Kowalewski,

The preferred developer team of Zachary and Associates, Hamilton Development, Hamilton Anderson and Associates, Thomas Roberts Architects and Monahan Construction, tasked with revising the proposal for 3131 Biddle Avenue has reached the 90-day time line allotted for this phase of the project.

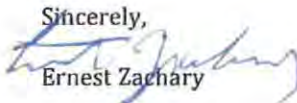
Since the agreement to proceed, the Team has moved forward with a community engagement process that involved two large community stakeholders meetings, to glean information from the Wyandotte business community, city elected officials and staff. Additionally, smaller meetings with MEDC and the City of Wyandotte transpired to explore additional financing options to compliment the HUD 221(d)4 lending program.

Through this process, the team has carefully considered many design options and variations, along with funding strategies, and has derived two distinct viable plans. Each of the plans is subject to the same challenges and requires more time to dive deeper for more accurate results:

1. Current City Ordinance requires a specific parking ratio of stalls per unit. The site constraints and construction costs limit the parking to what can fit on one level, which in turn reduces the amount of achievable housing units and associated revenue. Options for an additional floor of parking will better comply with the parking ordinance however substantially add to construction costs without equally contributing to the revenue.
2. It is difficult to achieve the rental rates needed to attain the DSCR of 1.2 with the construction costs and costs of parking, rental rate and unit absorption rate, for both residential and commercial components of the development, however engaging a preliminary market study can inform the above listed items in greater detail.
3. Construction costs and operational costs need to be considered together when weighing options or final design selection.
4. In order to lessen any sort of gap created by the above challenges, different financing strategies need to be considered and applied, more specifically, how the City of Wyandotte's current TIF District can apply to the income, what level the MEDC is willing to be involved, any sort of parking requirements contribution from the Wyandotte Downtown Development Authority.

As discussed in our meeting, the Development Team would like to formally request an additional 60 days to better resolve the issues listed above, before presenting our revised final proposal to the City of Wyandotte.

Sincerely,



Ernest Zachary

FIRST AMENDMENT TO LETTER OF INTENT  
BETWEEN  
THE CITY OF WYANDOTTE  
AND  
ZACHARY AND ASSOCIATES, INC.

The Letter of Intent dated April 10, 2018, between Zachary and Associates, Inc., and the City of Wyandotte concerning possible development of the property located at 3131 Biddle Avenue (and the adjacent lots), Wyandotte, Michigan is hereby modified by amending Paragraph 5 to read as follows:

- 5) Neither party is bound by the terms of this Letter of Intent to enter into a future Purchase Agreement for the property. This letter of Intent dated April 10, 2018, expires within sixty (60) days of execution of the First Amendment.

All other terms and conditions shall remain in full force and effect.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

ZACHARY AND ASSOCIATION, INC. on behalf of the Wyandotte Development Team:

\_\_\_\_\_  
By:  
It's Managing Member

CITY OF WYANDOTTE, a Michigan Municipal Corporation

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

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

## **RESOLUTION**

DATE: August 20, 2018

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

BE IT RESOLVED that the communication from the City Engineer regarding the sale of the Old City Hall 3131 Biddle Avenue, is hereby received and placed on file;

AND BE IT FURTHER RESOLVED that Council concurs in the recommendation as set forth to grant a 60 day extension to Zachary and Associates, Inc., and authorizes the Mayor and City Clerk to execute same.

I Move the adoption of the foregoing resolution.

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

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

### **YEAS**

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

### **COUNCIL**

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

### **NAYS**

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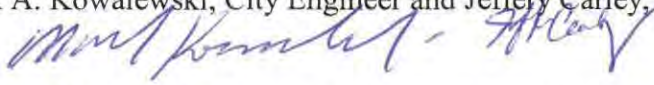
**CITY OF WYANDOTTE**  
**REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 20, 2018

AGENDA ITEM # 6

**ITEM:** Unsafe Structure at 1259-1261 Fort Street

**PRESENTER:** Mark A. Kowalewski, City Engineer and Jeffery Carley, Fire Chief



**INDIVIDUALS IN ATTENDANCE:** Mark A. Kowalewski and Jeffery Carley

**BACKGROUND:** On July 5, 2018, the building at 1259-1261 Fort Street caught fire and it was determined that the structure was unsafe for any person to enter such structure in accordance with Section PM-108.1.1 Unsafe Structure of the Wyandotte Property Maintenance Code, see attached letter.

Based on the condition of the building, the City needed to safe guard the adjacent properties and Fort Street in accordance with Section PM-109.2 Temporary Safeguards and hired Pro Excavation, Inc. to make the structure temporarily safe at a cost of \$4,000. A notice regarding the intent to lien the property for the cost of this emergency work was sent to the owner on July 23, 2018. Since the owner has not appealed this lien, in accordance with Section PM-109.5, the cost incurred in performing emergency repairs shall be a lien upon such real estate. Attached are communications regarding this property.

**STRATEGIC PLAN/GOALS:** This is consistent with the 2010-2015 Goals and Objectives of the City of Wyandotte Strategic Plan.

**ACTION REQUESTED:** Concur with the placement of a lien on the property at 1259-1261 Fort Street in the amount of \$4,000 in accordance with Section PM-109.5 of the Property Maintenance Code.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** 101-000-041-040

**IMPLEMENTATION PLAN:** Place a lien on the property at 1259-1261 Fort Street, Tax ID No. 57-003-07-0147-001

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** 

**LEGAL COUNSEL'S RECOMMENDATION:** Reviewed W. Look

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Communications dated July 6, 2018 and July 23, 2018



**MODEL RESOLUTION:**

RESOLUTION

Wyandotte, Michigan  
Date: August 20, 2018

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

BE IT RESOLVED THAT COUNCIL concurs with the request of the City Engineer and Fire Chief regarding the safeguards of the property at 1259-1261 Fort Street, Wyandotte; AND

Authorizes the City Attorney to place of a lien in the amount of \$4,000 for the cost incurred by the City to protect the adjacent properties and Fort Street on the property at 1259-1261 Fort Street, Wyandotte Tax ID No. 57-003-07-0147-001 in accordance with Section PM-109.5.

I move the adoption of the foregoing resolution.

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

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

YEAS

COUNCIL

NAYS

Alderman  
Calvin  
DeSana  
Maiani  
Sabuda  
Schultz

**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 Schultz Jr.

First Class Mail  
Hand Delivered

July 23, 2018

William Burns  
13450 Dix Toledo Apt. #6  
Southgate, Michigan 48195

RE: 1259-1261 Fort Street A-B-C  
Wyandotte, MI

Dear Mr. Burns:

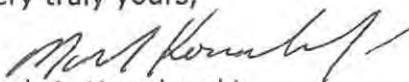
On July 6, 2018, the undersigned sent you a letter regarding the unsafe building at 1259-1261 Fort Street. This communication indicated that the building may collapse or endanger life due to the fire that occurred on July 5, 2018. As the Code Official, the undersigned directed Pro Excavation to perform emergency demo of the unsafe structure. The cost for the emergency demo was \$4,000, see enclosed invoice. In accordance with the City's Property Maintenance Code, Section PM-109.5 Cost of Emergency Work which states in part, "All costs incurred shall be a lien upon such real estate".

Therefore, I am informing you that the City will be placing a lien upon the property known as 1259-1261 Fort in the amount of \$4,000. In accordance with City's Property Maintenance Code, Section PM-111.1 Application for Appeal, you have the right to request and shall be granted a hearing on the matter before the Building Board; provided that such person shall file, in the office of the board, a written petition requesting such hearing and containing a statement of the grounds therefore within twenty (20) days after the day the notice was served, which would be August 13, 2018. The Office of the Board is Wyandotte City Hall, 3200 Biddle Avenue, 2<sup>nd</sup> Floor, Engineering and Building Department, Wyandotte, Michigan.

The Engineering Department will be sending a communication to the City Council on August 20, 2018, requesting their concurrence with placing a lien upon the property at 1259-1261 Fort Street, unless you proceed with an appeal to the Building Board.

If you should have any questions, regarding this notice, please do not hesitate to contact the undersigned at 734-324-4554.

Very truly yours,

  
Mark A. Kowalewski  
City Engineer

# INVOICE



Date 8-8-2018

**NO**

19-00243489

**Pro Excavation Inc.**

4036 Biddle Ave

Wyandotte, Mi 48192

Phone 313-304-2449

Email: proexcavation@yahoo.com

**JOB INVOICE# 1259-1261 Fort  
St. Emergency Demo**

Attn: Kelly Roberts (City of  
Wyandotte)

Fax

Email

**JASON**

**JOB**

**PAYMENT TERMS**

**DUE DATE**

**DESCRIPTION**

**LINE TOTAL**

Weekend Saturday

Excavator and skytrack mobilization \$700.00

3 man crew on labor, Steve, Jason, Kevin \$300 each \$900.00 total 9 hours

1 operator Brad skytrack \$1200.00

Board up windows

1 Operator Dale on excavator 6 hours \$1200.00

A handwritten signature in blue ink, appearing to read 'Jason Azagalian'.

Thank you, Jason Azagalian

Total Due \$4,000.00

Subtotal \$4,000.00

**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
TREASURER

**MARK A. KOWALEW**  
CITY ENGINEER

July 6, 2018

William Burns  
1259 Fort Street  
Wyandotte, MI 48192

Dear Mr. Burns:

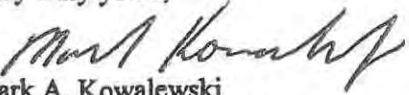
**RE: 1259-1261 A-B-C Fort Street**  
**Wyandotte, Michigan**


The undersigned inspected the referenced structure and found that it is structurally unsafe and may collapse or endanger life. This condition was caused due to the fire on July 5, 2018, and is dangerous and unsafe for any occupant or those in proximity of the structure.

Due to the above conditions, the undersigned deems that the structure at 1259 – 1261 A-B-C Fort Street is unsafe in accordance with Section PM-108.1.1 Unsafe Structure of the Wyandotte Property Maintenance Code and is hereby CONDEMED in accordance with Section 108.0, Unsafe Structures and Equipment. It shall be unlawful for any person to enter such structure.

Further, based on the dangerous and unsafe condition, the undersigned have ordered the necessary work to be done by demolition of portions of the building to render the structure temporarily safe in accordance with Section PM-109.2 Temporary Safeguards of the Wyandotte Property Maintenance Code.

Very truly yours,

  
Mark A. Kowalewski  
City Engineer, Building Official

  
Jeffery Carley  
Fire Chief

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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

Certified Mail Fee \$

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	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent to William Burns  
1259 Fort Street  
Wyandotte, MI 48192

Street: 1259-1261 Fort Street  
City, St: Wyandotte, Michigan

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

**CERTIFIED MAIL**  
**FIRST CLASS MAIL**  
**POSTED**



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

## **RESOLUTION**

DATE: August 20, 2018

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

BE IT RESOLVED that Council concurs with the request of the City Engineer and Fire Chief regarding the safeguards of the property at 1259-1261 Fort Street, Wyandotte; AND

Authorizes the City Attorney to place of a lien in the amount of \$4,000 for the cost incurred by the City to protect the adjacent properties and Fort Street on the property at 1259-1261 Fort Street, Wyandotte Tax ID No. 57-003-07-0147-001 in accordance with Section PM-109.5.

I Move the adoption of the foregoing resolution.

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

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

### **YEAS**

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### **COUNCIL**

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

### **NAYS**

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

MEETING DATE: August 20, 2018

AGENDA ITEM # 7

**ITEM:** Dangerous Structure at 1259-1261 Fort Street, Wyandotte, Michigan

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

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

**BACKGROUND:** On July 5, 2018, this property caught fire. Notice was sent to the property owner on July 9, 2018, that the property is considered dangerous and the repairs would exceed 50 percent of the current value of the structure therefore, the structure should be demolished. Show Cause Hearing was held on August 8, 2018. No Interested Parties were present at the hearing nor has the property been razed and removed

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:** [Reviewed W. Look](#)

**MAYOR'S RECOMMENDATION:** 

**LIST OF ATTACHMENTS:** Copy of notices sent to the Interested Parties; Show Cause Hearing Minutes of August 8, 2018; Title Search

**MODEL RESOLUTION:**

**RESOLUTION**

Wyandotte, Michigan

Date:

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 8, 2018, and the property owner or other interested parties have been given opportunity to show cause, if any they had, why the structure at 1259-1261 Fort 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 1259-1261 Fort 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:

Mr. William Burns  
Hollywood Motel Apt #6  
13450 Dix Toledo  
Southgate, Michigan 48195

Mr. William Burns  
1259 Fort Street  
Wyandotte, Michigan 48192

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Downloaded from <http://ajph.org/> on November 10, 2014

**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 Schultz Jr.

July 19, 2018

William Burns  
1259 Fort Street  
Wyandotte, MI 48192

Re: 1259-1261 Fort Street A-B-C  
Wyandotte, Michigan

Dear Mr. Burns:

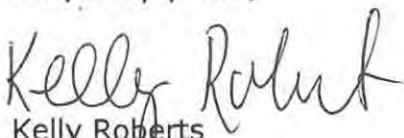
On July 9, 2018, this Department notified you that the above captioned property was dangerous and unsafe and the repairs to be unreasonable. The undersigned ordered the property to be demolished. As of the date of this letter, no permits have been secured to demolish said building. Be advised of the following:

Section PM-107.3 Disregard of notice: Upon refusal or neglect of the person(s) served with the notice to comply with the requirements of the order a Show Cause Hearing shall be held.

Section PM-107.5 Show Cause Hearing: A Show Cause Hearing shall be held as set forth in Section PM-107.2.5 or as set forth in Section PM-107.3 Service for the Show Cause Hearing shall be in accordance with Section PM-107.4. The notice shall specify the time and place of the hearing and be served at least ten (10) days before the date of the hearing included in the notice. Said hearing shall be presided over by the City Engineer or his duly authorized representative.

Therefore, you are hereby notified that a Show Cause Hearing will be held on August 8, 2018 at 2:30 p.m. in the Department of Engineering and Building, City Hall, 3200 Biddle Avenue, Wyandotte, Michigan presided over by the City Engineer.

Very truly yours,

  
Kelly Roberts  
City Engineer

Enclosure



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



## 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 Schultz Jr.

July 9, 2018

William Burns  
1259 Fort Street  
Wyandotte, Michigan 48192

Re: Fire at 12589-1261 Fort Street  
Wyandotte, Michigan

Dear Mr. Burns:

On July 6, 2018, the referenced structure was deemed structurally unsafe and condemned because of a fire on July 5, 2018. The undersigned ordered the necessary work to demolish portions of the building to render the structure temporarily safe. In accordance with Section PM-109.5 Cost of Emergency Work: All costs incurred by the City shall be charged against the real estate and shall be a lien upon such real estate.

In accordance with the City of Wyandotte Property Maintenance Code, Ordinance #1094 the undersigned deems the referenced structure to be dangerous and unsafe and the repairs to be unreasonable. The following are the cited sections of the Property Maintenance Code:

Section 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.

William Burns  
1259 Fort Street  
Wyandotte, Michigan 48192

July 9, 2018  
Page 2

Re: 1259-1261 Fort Street, Wyandotte, Michigan

Section PM-110.5: Unreasonable repairs: Whenever the code official determines that the cost of such repairs would exceed 50 percent of the current value of such structure, such repairs shall be presumed unreasonable and it shall be presumed for the purpose of this section that such structure is a public nuisance which shall be ordered razed without option on the part of the owner to repair.

Therefore, this Department hereby directs you to raze and remove said structure by July 23, 2018. Failure to do so will result in this Department proceeding with Section PM-107.3 Disregard of Notice: Upon refusal or neglect of the person(s) served with the notice to comply with the requirements of the order a Show Cause Hearing shall be held.

To seek a modification of this notice you may request, in writing, that a Show Cause Hearing be held with the undersigned.

If you should have any questions, please do not hesitate to contact the undersigned at 734-324-4551.

Very truly yours,



Mark A. Kowalewski  
City Engineer

MAK:kr

At the site today, someone mentioned William Burns was staying @ motel 6 in Southgate. A call to Motel 6 indicated that no one of the name, William Burns, was registered. This person also indicated the Red Cross had provided for the room @ motel 6. A call to the Red Cross indicated they provided financial assistance to William Burns but did not know which hotel he may have stayed at. Further, the Red Cross did not have a phone # for Mr. Burns as his phone was lost in the fire.

July 6, 2018

Mark Kowalewski  
7-6-18

FIRST CLASS MAIL  
CERTIFIED MAIL  
POSTED

William Burns  
1259 Fort Street  
Wyandotte, MI 48192

RE: 1259-1261 Fort Street  
Wyandotte, Michigan

Dear Mr. Burns:

The undersigned inspected the referenced structure and found that it is structurally unsafe and may collapse or endanger life. This condition was caused due to the fire on July 5, 2018, and is dangerous and unsafe for any occupant or those in proximity of the structure.

Due to the above conditions the undersigned deems that the structure at 1259-1261 Fort Street is unsafe in accordance with Section PM-108.1.1 Unsafe Structures of the Wyandotte Property Maintenance Code and is hereby **CONDEMNED** in accordance with Section 108.0 Unsafe Structures and Equipment. It shall be unlawful for any person to enter such structure.

Further, based on the dangerous and unsafe condition, the undersigned have ordered the necessary work to be done by demolition of portions of the building to render the structure temporarily safe in accordance with Section PM-109.2 Temporary Safeguards of the Wyandotte Property Maintenance Code.

Very truly yours,

Mark A. Kowalewski  
City Engineer, Building Official

Jeffery Carley  
Fire Chief



**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

July 6, 2018

**CERTIFIED MAIL  
FIRST CLASS MAIL  
POSTED**

William Burns  
1259 Fort Street  
Wyandotte, MI 48192

Dear Mr. Burns:


**RE: 1259-1261 A-B-C Fort Street  
Wyandotte, Michigan**

The undersigned inspected the referenced structure and found that it is structurally unsafe and may collapse or endanger life. This condition was caused due to the fire on July 5, 2018, and is dangerous and unsafe for any occupant or those in proximity of the structure.

Due to the above conditions, the undersigned deems that the structure at 1259 – 1261 A-B-C Fort Street is unsafe in accordance with Section PM-108.1.1 Unsafe Structure of the Wyandotte Property Maintenance Code and is hereby **CONDEMNED** in accordance with Section 108.0, Unsafe Structures and Equipment. It shall be unlawful for any person to enter such structure.

Further, based on the dangerous and unsafe condition, the undersigned have ordered the necessary work to be done by demolition of portions of the building to render the structure temporarily safe in accordance with Section PM-109.2 Temporary Safeguards of the Wyandotte Property Maintenance Code.

Very truly yours,

  
Mark A. Kowalewski  
City Engineer, Building Official

  
Jeffery Carley  
Fire Chief


# NOTICE

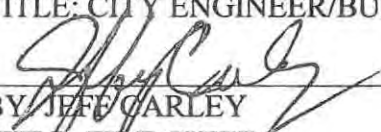
THIS STRUCTURE LOCATED AT 1259-1261 A-B-C FORT STREET HAS BEEN DETERMINED TO BE AN UNSAFE STRUCTURE THAT IS DANGEROUS TO THE LIFE, HEALTH, PROPERTY OR SAFETY OF THE PUBLIC OR THE OCCUPANTS OF THE STRUCTURE. THE OCCUPANCY OF THIS STRUCTURE IS HEREBY PROHIBITED BY THE CODE OFFICIAL IN ACCORDANCE WITH SECTION PM-108.1.1 OF THE CITY OF WYANDOTTE PROPERTY MAINTENANCE ORDINANCE. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENTER SUCH STRUCTURE.

ANY PERSON, FIRM OR CORPORATION WHO SHALL OCCUPY OR USE THIS STRUCTURE, OR WHO SHALL REMOVE THIS NOTICE, SHALL BE IN VIOLATION OF THE CODE, SECTION 106.0 VIOLATIONS, AND SUBJECT TO THE FINES AND PENALTIES SET FORTH IN THIS SECTION.

BY ORDER OF THE DEPARTMENT OF ENGINEERING AND BUILDING  
CITY OF WYANDOTTE  
734-324-4550

DATE: July 6, 2018

BY:   
MARK A. KOWALEWSKI  
TITLE: CITY ENGINEER/BUILDING OFFICIAL

  
BY: JEFF CARLEY  
TITLE: FIRE CHIEF



**SHOW CAUSE HEARING MINUTES  
1259-1261 Fort Street**

**PAGE 1 OF 1  
August 8, 2018**

PRESENT: Mark Kowalewski, City Engineer  
Jesus Plasencia, Assistant City Engineer  
Kelly Roberts, Office Supervisor

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

The Owner or Representative did not appear at the hearing. The hearing was scheduled for 2:30 p.m. Mr. Burns was called at 734.512.9464 and 734.284.2613 but there was no answer. A message was left.

Mr. Plasencia indicated that he handed the notice of this hearing to Mr. Burns on July 19<sup>th</sup> when he was in City Hall.

Mr. Plasencia indicated that the property caught fire on July 5, 2018, and the property owner has not complied with the notice of July 9, 2018, ordering the property to be razed and removed by July 23, 2018.

Mr. Plasencia indicated that the owner has removed the trailer that was stored on the property.

Mr. Kowalewski indicated that the property is considered dangerous and the repairs would exceed 50 percent of the current value of the structure and the structure is causing a public nuisance.

Mr. Kowalewski continued that since Mr. Burns has not complied with the removal of this structure, it is the recommendation to send this to City Council to demolish the structure as an unsafe structure.

The hearing was closed at 4:00 p.m.

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: **354724**

Page 1

Statement furnished to: William R. Look, Atty.  
Certified to: June 19, 2018 8:00 A.M.

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

Easterly 84 feet of Lots 147, 148 and 149, Belmont Subdivision, as recorded in Liber 43, Page 12 of Plats, Wayne County Records.

1259 Fort 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 November 29, 1982 at 8:00 A.M. to June 19, 2018 at 8:00 A.M. except the following:

Last Deed Holder of record: William C. Burns

TAXES: Item No(s). 57-003-07-0147 (Lots 147 and 148)  
2017 County paid \$1,568.70  
2017 City paid \$4,900.74

ASSESSMENTS: None.

Item No(s). 57-003-07-0149-001 (Lots 149)  
2017 County paid \$267.94  
2017 City paid \$755.96

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

A handwritten signature in cursive script that reads "Michael A. Cuschieri".

Michael A. Cuschieri or John C. Cuschieri

KNOW ALL MEN BY THESE PRESENTS: That GLORIA OUELLETTE, a married woman, and DAVID MUSHO, a single man whose address is 1309 Rustlewood, Brandon, Florida, 33511, and 6110 Whiskey Creek Drive, #222, Ft. Myers, Florida, 33907, respectively, Convey(s) and Warrant(s) to WILLIAM C. BURNS, a single man

LI 21579 PA 31

whose address is c/o 2241 OAK, Wyandotte, MI

The following described premises situated in the CITY of WYANDOTTE County of Wayne and State of Michigan, to-wit:

The East 84 ft. of Lot 147 and East 84 ft. of Lot 148 and the East 84 ft. of Lot 149, Belmont, a Subdivision of Lot 1 of the Subdivision of the Estate of Tousaint Drouillard Sr. on Fractional Section 19 and part of the East 1/2 of Fractional Section 19, Town 3 South, Range 11 East, Township of Ecorse, Wayne County, Michigan, recorded in Liber 43, Page 12 of Plats, Wayne County Records.

RECORDED FEB 2 1983 AT 9:55 O'CLOCK A.M.  
FOREST E. YOUNGBLOOD, Register of Deeds  
WAYNE COUNTY, MICHIGAN 48226

G717451

for the full consideration of NINETY-FIVE THOUSAND (\$95,000.00) DOLLARS

subject to easements and restrictions of record, and subject to such liens or encumbrances as have accrued or attached as a result of the acts or omissions of persons other than the Grantors herein since May 1, 1971, the date of a certain land contract, which this deed is given pursuant to.

Dated this 27th day of November 1982

Witnesses:

Signed and Sealed:

Kenneth A. McBride  
KIMBERLY A. MCBRIDE  
ROBERT B. OUELLETTE

Gloria Ouellette (L.S.)  
GLORIA OUELLETTE  
David Musho (L.S.)  
DAVID MUSHO

STATE OF ~~MICHIGAN~~ Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 27th day of November 1982 by David Musho and Gloria Ouellette, survivors of Peter Musho, deceased

My commission expires 12/31/83  
My Notary Public Office is in 33511

Yvonne C. McQueen Florida  
Notary Public Hillsborough County, 33511

Instrument Drafted by Leonard K. Kitchen  
KITCHEN & WARD, J.D.

Business Address 3249 Broad St., Dexter, Michigan

County Treasurer's Certificate

City Treasurer's Certificate

Recording Fee \$4.00

State Transfer Tax \$142.50

Tax Parcel #

When recorded return to

2241 OAK

Send subsequent tax bills

to William C. Burns

1259 East Wyandotte, MI 48192

Wyandotte Savings Bank  
3200 Biddle Ave.  
Wyandotte, MI 48192

## **RESOLUTION**

DATE: August 20, 2018

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 8, 2018, and the property owner or other interested parties have been given opportunity to show cause, if any they had, why the structure at 1259-1261 Fort 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, September 10, 2018, 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 1259-1261 Fort 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:

Mr. William Burns  
Hollywood Motel Apt #6  
13450 Dix Toledo  
Southgate, Michigan 48195

Mr. William Burns  
1259 Fort Street  
Wyandotte, Michigan 48192

I Move the adoption of the foregoing resolution.

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

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

### **YEAS**

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### **COUNCIL**

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

### **NAYS**

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## Guide Sheet

### FIRST READING OF AN ORDINANCE

**#1465**

**AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY CODE OF ORDINANCES  
BY ADOPTING ARTICLE XIII ENTITLED REGULATING COLLECTION BINS  
IN CHAPTER 25  
ENTITLED “OFFENSES – MISCELLANEOUS”**



AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY CODE OF ORDINANCES  
BY ADOPTING ARTICLE XIII ENTITLED REGULATING COLLECTION BINS  
IN CHAPTER 25  
ENTITLED "OFFENSES – MISCELLANEOUS"

The City of Wyandotte Ordains:

Section 1. Adoption of Article XIII Entitled "Regulating Collection Bins"

Sec. 25-240. Definitions.

Collection Bin (Bin) – Shall be any container, receptacle, or similar device that is located on any parcel or lot of record within the city that is used for soliciting and collecting the receipt of clothing, household items, or other salvageable personal property. This term does not include recycle bins for the collection of recyclable material, any rubbish or garbage receptacle.

Sec. 25-241 Prohibitions on Placement of Collection Bin

- (1) A bin shall not be placed on any property without express written permission from the property owner and after receiving approval from the City of Wyandotte Engineering Department.
- (2) Bins shall only be allowed in the Business, Industrial, and Recreational Zoning Districts. Bins are not allowed on residential zoned properties except if the property is utilized as a church.
- (3) There shall not be more than one (1) bin per property address.
- (4) A bin shall not be located within 1,000 feet of another bin, unless the bin existed before adoption of this ordinance. Once removed this distance provision shall apply.
- (5) Bins shall be located at least twenty-five feet from any property line and at least fifty feet from any trash or recycling dumpster.
- (6) Bins shall not be located within required parking spaces or landscape areas. Applicant shall submit a site plan and a scaled floor plan of their building identifying all uses. All required parking spaces shall be identified on the site plan. Location of bin shall be identified on site plan. Distances from property lines to the bin shall be shown on the site plan.
- (7) Each Bin shall be placed on a hard surface such as concrete, blacktop, or other comparable surface, but not gravel. Hard surface shall not to exceed eight (8) feet wide by five (5) feet long and be located in a manner that is publicly accessible.
- (8) Except for the opening slot for donations, Bins shall remain locked at all times to prevent access by unauthorized persons.
- (9) Bins shall be emptied on a monthly basis or more frequently if needed to prevent overflow. No items shall be placed around the outside of a bin. Upon notice by the City to the property owner and collection bin operator, any such item placed outside a bin shall be removed within 24 hours of said notice. If items are not removed within 24 hours the City may remove the item and charge the cost incurred by the City to the property

owner. The cost to provide this removal shall be \$100 and increase by \$100 for each subsequent instance the City must remove additional items. Removal fees must be paid by the property owner.

(10) Bin operator and property owner on which a bin is located shall have 24 hours after notice from the City to correct any violations of this Ordinance. Property owner shall provide the address, phone number, and email of a local agent located in Wyandotte where any notices may be sent between the hours of 8:00AM – 5:00PM Monday through Friday regarding enforcement of this ordinance.

(11) Existing bins shall obtain compliance with this ordinance within six (6) months of the adoption of this ordinance.

#### Sec. 25-242 – License.

Applicant for a Bin shall:

A. Provide a plan detailing

- (i) The access route of the vehicle used to unload the contents of the Bin.
- (ii) The dedicated parking space used for patrons to unload donations.
- (iii) Scaled floor plan of building identifying:
  - (a) All uses.
  - (b) Identification of required parking spaces.
  - (c) Location of bin.
  - (d) Distance from property line to bin.
  - (e) Application for a concrete, blacktop, or comparable surface if a hard surface does not already exist.
  - (f) Location of dedicated parking space for bin for unloading of donations.
  - (g) A description or diagram of the proposed locking mechanism of the collection bin.

B. Provide a schedule for normal pick up of donations and abide by it.

C. Provide written permission from the property owner.

D. File an application with the City each year. The filing of an application does not designate approval of

a Bin. Approval of a Bin is only received after an application is submitted, reviewed, and stamped “approved” by the Engineering Department of the City of Wyandotte if all requirements are met. Upon approval of an application, the applicant will receive a sticker from the City to be placed in the appropriate location on the Bin.

E. The name, address, email, and telephone number of both the operator of the collection bin and property owner on which the collection bin is to be located, including 24-hour contact information.

F. Standards:

- (i) Bins shall not exceed six and a half (6.5) feet in height.
- (ii) Bins shall be constructed of a durable, UV-resistant metal, molded hard plastic or fiberglass material that is painted.
- (iii) Bins shall prominently display the name, address, and telephone number of the owner/operator of the Bin in characters no less than four (4) inches in height and not greater than six (6) inches in height.
- (iii) Bins shall at all times be maintained in good repair, rust free and clean condition, and shall remain free of graffiti, or other markings.

G. Bins shall not be utilized for the display of any advertising, signage or promotional materials other than the information of the owner/operator of the bin.

H. There shall be one dedicated parking space for patrons to unload donations.

I. All owners of the property where the bin is located shall apply to the Engineering Department for approval of placement of their bin. Bins shall not be placed until approval is provided. There shall be a renewal application each year.

J. Fee required per Bin:

- (i) Initial Application (one year period) \$ 100.00
- (ii) Renewal Application (one year period ) \$ 50.00
- (iii) A license issued under this section shall expire and become null and void annually on January 1<sup>st</sup> of each year. An application for renewal must be submitted prior to the expiration of the license on a form provided by the Engineering Department.

K. The signatures of the property owner and the operator of the collection container acknowledging that they will both be responsible for compliance with all applicable ordinances, laws and conditions related to the collection bin.

L. Any license issued under this ordinance may be revoked for noncompliance with the terms of this ordinance after notice and a hearing. The hearing will be conducted by the City Engineer. The license holder may appeal the decision to the City Council within twenty-one (21) days of the City Engineer's decision.

Sec. 25-243 – Violation.

Any person who fails to comply with the terms of this ordinance is responsible for a municipal civil infraction subject to a fine up to Five Hundred (\$500.00) Dollars together with court costs.

Section 2. Severability.

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

Section 3. Effective date

This Ordinance shall take effect fifteen (15) days from the date of its passage by the Wyandotte City Council and shall be published in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

YEAS

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

Alderman  
Calvin  
DeSana  
Maiani  
Sabuda  
Schultz

NAYS

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

ABSENT \_\_\_\_\_

I hereby approve the adoption of the foregoing Ordinance this \_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_.

CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

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

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

**RESOLUTION**

DATE: August 20, 2018

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

BE IT RESOLVED that the first reading of Ordinance Amendment #1465 regarding Donation Collection Bins will be held at the August 20, 2018 meeting of the City Council.

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: August 20, 2018

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  
JULY 18, 2018

Members Present: John Darin, Chairman, Kelly Dodson, Noel Galeski, Patricia Iacopelli, Linda Orta, Stephanie Pizzo, Alice Ugljesa

Members Excused: Michael Bak, Andrea Fuller

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 Patricia, to approve this meeting's agenda as presented. The motion was approved.
3. Reading and Approval of Previous Minutes:
  - a. June 13, 2018 Regular Meeting: After review of the minutes, Alice made a motion, seconded by Linda, to approve the draft minutes of the June 13, 2018 regular meeting of the Beautification Commission without change. The motion was approved.
4. Chairperson's Report:
  - a. Documents: An updated Attendance Log and List of 2018 Officers and Coordinators were distributed.
  - b. ID Badges for Commissioners: ID Badges for Kelly, Linda, and Alice were distributed with lanyards. A request will be made for ID badges for Noel Galeski and Stephanie Pizzo, who will email their head shot photos to John for processing.
  - c. Request To DDA for One-Time Supplemental Funding: John reported that he has submitted a request to the DDA for a one-time supplemental funding of \$600.00 to cover the cost of the Commission's autumn hanging baskets, due to a recent significant unbudgeted expense. It is the Commission's hope that the DDA will look favorably upon this one-time request at their next Board meeting.
  - d. Need For Larger Flower Watering Tank: It was noted by Alice that there is a need now for a larger tank for watering the various plantings in downtown Wyandotte. The tank needs to be mounted on the Gator. John will check the manufacturer's catalog for a suitable product and report back. It is the recommendation of the Commission that the funding come from the DDA Streetscape or DPS budgets
5. Treasurer's Report:
  - a. FY 2017-2018 Expense Report: It was reported that there were expenses for Spring Dig-In, Beautification Awards, and a meeting registration fee totaling \$1,324.27, leaving a balance of \$109.99 in the Commission's primary account. There were no expenses posted to the GFM Reserve account, leaving a balance of \$389.97.
6. Public & Media Relations and Event Marketing Report: Andrea reported via email on various Facebook activity regarding a neighborhood garden walk, which spurred discussion. In addition, the Beautification Commission received a wonderful Thank You message from a Wyandotte neighbor through the Mayor's Office regarding the Commission's various plantings looking great.
7. "Adopt-A-Spot in Wyandotte" Program Update:
  - a. Wendy Leach Application To Adopt Goddard Road Welcome Sign: Ms. Wendy Leach has submitted an application to adopt the Welcome Sign on Goddard Road at 12<sup>th</sup> Street. After review and discussion, Noel made a motion, seconded by Alice, to approve the Wendy Leach application. The motion was approved. John will communicate this approval to Ms. Leach.
  - b. Changes Volunteer Participation in 2018: John reported that he has communicated with all of the Adopt-A-Spot volunteers for 2018. Unfortunately, the volunteers who have adopted the Vietnam Veteran's Memorial, the WW1 Veteran's Memorial, and the BASF Park Gazebo planting have resigned their involvement due to various personal reasons. The Commission thanks them for their previous volunteer activity! An enhanced program roll-out is under consideration for these and other landmark sites.

8. Community Garden Update:
  - a. Community Garden Status: Various community garden activities were discussed, and an updated Community Garden Roster and Bed Assignment List was distributed and reviewed.
  - b. Updated Community Garden Application and Hold Harmless Agreement: John distributed an updated Community Garden Application and Hold Harmless Agreement. The language in the application was re-worded and re-organized for clarity. The language in the Hold Harmless was not changed. The updated Community Garden Application and Hold Harmless Agreement document was approved by consensus.
9. Beautification Awards Report: There was much discussion regarding the awards, and the need to get the "We've Noticed" postcards in the mail. They should be given to Julie to be mailed through the City Hall mail system. Alice reminded everyone that the judging will occur at the next Commission meeting on August 8<sup>th</sup>, and the Awards Presentation will be held at the September 10<sup>th</sup> City Council meeting.
10. Old Business: It was noted that there is still no water at the teardrop planting at Oak and Biddle. DPS needs to look into this in an urgent manner.
11. New Business: There was no New Business.
12. Round-Table Reports and Announcements: There were no round-table reports or announcements.
13. Next Meeting: The next regular meeting of the Beautification Commission has been scheduled for **Wednesday, August 8, 2018** at 6:00 pm at City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.
14. Adjournment: The meeting was adjourned at 7:55 pm.



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John M. Darin  
Chairman, Wyandotte Beautification Commission

*Approved as of 7/17/2018*

**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 20, 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: Melissa Armatis, Larry Garmo, Todd Drysdale, Paul LaManes, Joe Maher, Charles Mix and Al Sliwinski

BOARD MEMBERS ABSENT: Stephanie Badalamenti (Excused)

**Minutes of Previous Meeting (January 16th, 2018)**

The minutes of the meeting of January 16th, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Sliwinski, supported by Member Maher. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance**

None

**Communications**

None

**Other/Old Business:**

None

**Late Items:**

None

**Next Meeting**

The next meeting of the BRDA Board will be held Tuesday, April 17<sup>th</sup>, 2018 at 8:30 AM.

**Adjournment**

The BRDA meeting was adjourned at 8:33 AM through a motion by Member Sliwinski, supported by Member Armatis. Motion passed with no objections.

*Paul L. LaManes, Secretary*

*Approved as of 7/17/2018*

**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 20, 2018 at 8:34 AM in the City of Wyandotte Council Chambers, 3200 Biddle Avenue, Wyandotte, Michigan. Roll call produced the following:

BOARD MEMBERS PRESENT: Todd Drysdale, Paul LaManes, Joe Maher, Charles Mix, Al Sliwinski, Larry Garmo and Melissa Armatis

BOARD MEMBERS ABSENT: Stephanie Badalamenti (Excused)

**Minutes of Previous Meeting (January 16, 2018)**

The minutes of the regular meeting of January 16, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Sliwinski, supported by Member Armatis. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance** - None

**Communications/Resolutions**

None

**Other/Old Business**

None

**Late Items**

None

**Next Meeting**

The next meeting of the TIFA Board will be held Tuesday, April 17th, 2018 at 8:30 AM.

**Closed Session**

Motion was made by Member Armatis, supported by Member Maher to adjourn meeting and move into closed session for the purpose of considering the purchase of real property. The motion passed unanimously with no objections.

**Adjournment**

The TIFA meeting was adjourned at 8:40 AM by unanimous motion, no objections.

*Paul L. LaManes, Secretary*



*Unapproved as of 7/18/2018*

**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, July 17, 2018 at 8:46 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, Todd Drysdale, Joe Maher, Charles Mix

BOARD MEMBERS ABSENT: Al Sliwinski (Excused), Paul LaManes (Excused) and Larry Garmo (Excused)

**Minutes of Previous Meeting (March 20th, 2018)**

The minutes of the meeting of March 20th, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Armatis. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance - None**

**Communications**

Communication from Nick Abrahamson, GLPMR, LLC regarding annual report for Brownfield Plan #20 – 3247 Biddle Avenue GLPMR Professional Medical Office Building and Five (5) apartments.

Member Drysdale informed the board that this is a standard report that appears to be in order and recommended that it be received and placed on file.

Motion by Member Badalamenti, supported by Member Armatis to receive and place on file the annual report for 3247 Biddle Avenue, GLPMR Professional Medical Office Building and Five (5) apartments.

The motion passed unanimously with no objections.

**Other/Old Business - None**

**Late Items - None**

**Next Meeting**

The next meeting of the BRDA Board will be held Tuesday, August 21st, 2018 at 8:30 AM.

**Adjournment**

The BRDA meeting was adjourned at 8:50 AM through a motion by Member Armatis, supported by Member Badalamenti. Motion passed with no objections.

*Susan Schultz, Secretary*

*Unapproved as of 7/18/2018*

**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, July 17, 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: Todd Drysdale, Joe Maher, Charles Mix, Stephanie Badalamenti and Melissa Armatis

BOARD MEMBERS ABSENT: Paul LaManes (Excused), Al Sliwinski (Excused), Larry Garmo (Excused)

**Minutes of Previous Meeting (March 20th, 2018)**

The minutes of the regular meeting of March 20, 2018, were reviewed by the Board and approved to be received and placed on file through a motion by Member Badalamenti, supported by Member Armatis. The motion passed unanimously with no objections.

**Presentations/Persons in Attendance** - None

**Communications/Resolutions**

Communication from Todd Drysdale, City Administrator regarding the proposed FY2019 TIFA budget. The TIFA Board made a detailed review of the FY2019 Budget, Chairman Mix noted funding of roads, land acquisition and recreation.

**Resolution by the Wyandotte Tax Increment Finance Authority (TIFA) recommending approval by the Wyandotte City Council of the FY2019 TIFA budget.**

**Dated: July 17, 2018**

WHEREAS, the City of Wyandotte Tax Increment Finance Authority (TIFA) has received a recommendation for funding from the TIFA Consolidated Budget for FY2019, and

WHEREAS, discussion ensued by the TIFA Board regarding the recommended budget for FY2019; now

THEREFORE, BE IT RESOLVED by the City of Wyandotte Tax Increment Finance Authority recommending approval by the Wyandotte City Council of the fiscal 2019 TIFA Consolidated Budget.

I move the adoption of the foregoing Resolution:

MOTION BY MEMBER: Badalamenti

SUPPORTED BY MEMBER: Maher

<u>YEAS</u>	<u>MEMBER</u>	<u>NAYS</u>
<u>  X  </u>	Armatis	<u>      </u>
<u>  X  </u>	Badalamenti	<u>      </u>
<u>  X  </u>	Drysdale	<u>      </u>
<u>      </u>	Garmo	<u>      </u>
<u>      </u>	LaManes	<u>      </u>
<u>  X  </u>	Maher	<u>      </u>
<u>  X  </u>	Mix	<u>      </u>
<u>      </u>	Sliwinski	<u>      </u>

ABSTAIN: None

ABSENT: Sliwinski (Excused), LaManes (Excused) and  
Garmo (Excused)

  5   Yeas;   0   Nays;   0   Abstention(s).

Motion   X   passes;        fails

#### **Other/Old Business**

Mr. Gilbert Rose joined the meeting in the audience at 8:35 AM and was welcomed by Chairman Mix.

#### **Late Items**

None

#### **Next Meeting**

The next meeting of the TIFA Board will be held Tuesday, August 21st, 2018 at 8:30 AM.

#### **Adjournment**

Motion by Member Armatis and Supported by Member Badalamenti for the TIFA meeting to be adjourned at 8:45 AM by, no objections.

*Susan Schultz, Secretary*



August 15, 2018

**CITY OF WYANDOTTE  
FIRE FIGHTER'S CIVIL SERVICE COMMISSION  
MINUTES**

A Regular Meeting of the City of Wyandotte Fire Fighter's Civil Service Commission was called to order by President Ptak at 5:00 p.m. on August 15, 2018, in the Second Floor Boardroom of City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

**ROLL CALL**

PRESENT: Commissioner Michael J. Ptak, President  
Commissioner David Liberacki, Secretary

ABSENT: Commissioner George Lovell, Vice President

ALSO PRESENT: Beth Lekity, Recording Secretary  
Jeff Prisza, Fire Member & Union Representative  
Jeremy Moline, Fire Member

**APPROVAL OF MINUTES**

Motion by Commissioner Ptak, Supported by Commissioner Liberacki  
To approve the minutes of the December 21, 2017 special meeting of the Firefighter's Civil Service Commission.

**COMMUNICATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

1. Seniority List Review

Motion by Commissioner Ptak, Supported by Commissioner Liberacki  
To approve the Seniority List dated August 13, 2018 in its entirety for the purpose of determining testing dates and eligible candidates for the Fire Captain and Lieutenant exams.

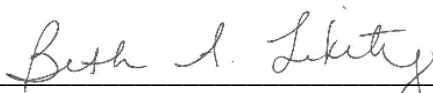
2. Scheduling of Fire Captain and Fire Lieutenant Exams – due 12/12/2018

Motion by Commissioner Liberacki, Supported by Commissioner Ptak  
To schedule the Fire Captain and Fire Lieutenant exams for the date of December 5, 2018, and December 19, 2018, respectively, and to direct the Recording Secretary to create the documents necessary to begin the candidate application process.

**DATE OF NEXT COMMISSION MEETING:** September 12, 2018

**ADJOURNMENT**

Motion by Commissioner Ptak, Supported by Commissioner Liberacki to adjourn this meeting of the Firefighter's Civil Service Commission at 6:19 p.m.

  
\_\_\_\_\_  
Beth Lekity, Recording Secretary

Wyandotte Fire Fighter's Civil Service Commission

08/10/2018 08:09 PM

User: ktrudell

DB: Wyandotte

Receipt #

Description

Date

Cashier

Wkstn

## RECEIPT REGISTER FOR CITY OF WYANDOTTE

Post Date from 08/10/2018 - 08/10/2018 Open Receipts

Page: 1/2

Received Of  
Distribution

Amount

Receipt #	Date	Cashier	Wkstn	Received Of Distribution	Amount	
O 672755	08/10/2018	ktrudell	F2	COMMUNITY FOUNDATION FOR SE MICH		
MZ 101-000-001-000				101-000-511-013 Grant-Foundations	25,000.00	CITY CHECK 75602

GRANT FOR YOUTH SOFTBALL/BASEBALL  
FIELD  
REC# 456246

O 672756	08/10/2018	ktrudell	F2	CITY OF LINCOLN PARK		
DI 101-000-001-000				101-000-068-013 DWNRIVR CENTRAL DISPATCH	63,400.92	CITY CHECK 69806

DOWNRIVER CENTRAL DISPATCH  
APRIL-JUNE 2018  
REC# 456247

O 672757	08/10/2018	ktrudell	F2	CITY OF SOUTHGATE		
DA 101-000-001-000				101-000-068-015 D/T/F Downriver Animal Con	24,926.78	
DI 101-000-001-000				101-000-068-013 DWNRIVR CENTRAL DISPATCH	45,885.88	
DC 101-000-001-000				101-000-068-016 DR CONSOLIDATED ASSESSING	34,223.72	
					<u>105,036.38</u>	CITY CHECK 091327

CENTRAL ANIMAL CONTROL, CENTRAL  
DISPATCH, CONSOLIDATED ASSESSING  
REC# 456248

O 672758	08/10/2018	ktrudell	F2	INTERSTATE BILLING SERVICE		
MZ 101-000-001-000				101-448-825-431 Garage-Other Vehicle Maint	425.26	CITY CHECK 537743

REFERER PETERBILT REFUND NET OF  
CM# R109802 & INV# R147972  
REC# 456249

O 672759	08/10/2018	ktrudell	F2	CITY OF WYANDOTTE		
EP 731-000-001-000				731-000-392-040 Res. Police & Fire Employe	587.06	CITY CHECK 130821

POLICE DEFINED BENEFIT  
REC# 456250

Total of 5 Receipts

194,449.62



User: ktrudell

Post Date from 08/10/2018 - 08/10/2018 Open Receipts

DB: Wyandotte

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
Description				Distribution	

## \*\*\* TOTAL OF CREDIT ACCOUNTS \*\*\*

101-000-068-013	DWNRIVR CENTRAL DISPATCH	109,286.80
101-000-068-015	D/T/F Downriver Animal Control	24,926.78
101-000-068-016	DR CONSOLIDATED ASSESSING	34,223.72
101-000-511-013	Grant-Foundations	25,000.00
101-448-825-431	Garage-Other Vehicle Maintenance	425.26
731-000-392-040	Res. Police & Fire Employee Contrib	587.06
TOTAL - ALL CREDIT ACCOUNT		194,449.62

## \*\*\* TOTAL OF DEBIT ACCOUNTS \*\*\*

101-000-001-000	Cash	193,862.56
731-000-001-000	Cash	587.06
TOTAL - ALL DEBIT ACCOUNTS		194,449.62

## \*\*\* TOTAL BY FUND \*\*\*

101	General Fund	193,862.56
731	Retirement System Fund	587.06
TOTAL - ALL FUNDS:		194,449.62

## \*\*\* TOTAL BY BANK \*\*\*

Tender Code/Desc.		
GEN	GENERAL OPERATING FUND	(CCK) CITY CHECK 193,862.56
TOTAL:		193,862.56
RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM		(CCK) CITY CHECK 587.06
TOTAL:		587.06
TOTAL - ALL BANKS:		194,449.62

## \*\*\* TOTAL OF ITEMS TENDERED \*\*\*

Tender Code/Desc.		
(CCK) CITY CHECK		194,449.62
TOTAL:		194,449.62

## \*\*\* TOTAL BY RECEIPT ITEMS \*\*\*

(1)	DA: DR CENTRAL ANIMAL CONTROL	24,926.78
(1)	DC: DR CONSOLIDATED ASSESSING	34,223.72
(2)	DI: DWNRIVR CENTRAL DISPATCH	109,286.80
(1)	EP: PD EMPLOYEE PENSION CONTR	587.06
(2)	MZ: MISC CASH/VARIOUS	25,425.26
TOTAL - ALL RECEIPT ITEMS:		194,449.62

## ***CITY OF WYANDOTTE FIRE COMMISSION MEETING***

The Fire Commission meeting was held in the 2<sup>nd</sup> Floor Conference Room at Police Headquarters on Tuesday, June 12, 2018. Commissioner Melzer called the meeting to order at 6:00 p.m.

### **ROLL CALL:**

Present:	Commissioner Heck Commissioner Melzer Chief Carley
Recording Secretary:	Lynne Matt
Absent:	Commissioner Harris

### **READING OF JOURNAL**

Motioned by Commissioner Heck, supported by Commissioner Melzer to approve the minutes as recorded for the meeting held on May 22, 2018. Motion carried unanimously.

### **UNFINISHED BUSINESS**

1. *Update on building renovations Station 1*  
Chief Carley stated renovations are moving along and that front of building and apparatus bay floor are currently under construction.

### **COMMUNICATIONS**

### **DEPARTMENTAL**

1. *Wyandotte Fire Department monthly report "May 2018"*  
Chief Carley stated for the month of May we had 225 rescue runs, with average response time of 4 minutes and that \$101,025.50 was billed out. Also noted, we provided 2 mutual aid rescues and received 2. There were 89 fire calls for the month. Commissioner Heck motioned to receive report and place on file; supported by Commissioner Melzer. Motion carried.

**DEPARTMENTAL (continued)**

2. *Department bills submitted June 6, 2018 in the amount of \$5,786.46*

Chief Carley stated the monitor's were annually tested. Commissioner Heck motioned to pay bills and accounts submitted as stated above; supported by Commissioner Melzer. Roll call; motion carried.

3. *Daily Reports*

Commissioner Heck motioned to receive and place on file reports; supported by Commissioner Melzer. Motion carried.

**LATE ITEM**

Chief Carley stated rescue is due by end of month and moving along still on schedule.

Chief Carley requested to cancel fire portion of next scheduled meeting of June 26, 2018 due to him being out of town. Commissioner Heck motioned to approve cancellation; supported by Commissioner Melzer. Motion carried.

**ADJOURNMENT**

No further business comes before the Commission, upon motion duly made and supported; the meeting adjourned at 6:11 p.m.

Respectfully submitted,



Bobie Heck  
Secretary

MI/lm

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, June 21, 2018, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Chairperson Pasko at 6:30 p.m.

COMMISSIONERS PRESENT: Benson, Duran, Lupo, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Adamczyk, Mayhew, Parker

ALSO PRESENT: Ben Tallerico, Planning Consultant  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

None

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran, to approve the minutes of the regular Meeting of May 17, 2018. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. Request from Jesus Moreno, Owner and Applicant, requesting Stage II Final site Plan Review for the development at 785 Forest, Wyandotte, MI, in a PD Zoning District.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Lupo, WHEREAS, on March 15, 2018, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, adopted a resolution recommending to the City Council that the Preliminary Plan for property at 785 Forest, be accepted and approved subject to the Plan being revised in accordance with certain findings specified in the resolution; and

WHEREAS, the Final Site Plan consists of following Pages A001 dated 2/17/18; A002 dated 05/06/2018; A003 dated 05/01/2018; X101, X102, X103, X300, A101, A102, A300, A700 dated 05/01/18;

WHEREAS, the Planning Commission hereby determines that except as noted below, the Stage II Final Site Plan generally complies with the resolution adopted by the Commission on March 15, 2018, and the requirements set forth in the Zoning Ordinance, Section 2000, and that said Plan is subject to the applicable terms and conditions set forth therein;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to the City Council that the Stage II Final Site Plan for property at 785 Forest be accepted and approved subject to the following:

1. Execution of a Grant of License and Hold Harmless Agreement as prepared by the City and approved by City Council.

YEAS: BENSON, DURAN, LUPO, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE

ABSENT: ADAMCZYK, MAYHEW, PARKER

MOTION PASSED

- 2. PUBLIC HEARING #06042018** - Request from First Presbyterian Church of Wyandotte, Owner and Applicant, requesting to rezone the property at 2250 Oak Street and 2809 23<sup>rd</sup> Street, Wyandotte, Michigan (Lots 254 and 255, also 291,292 and west 36.70 feet of Lot 293, Assessor's Wyandotte Plat No 12).

MOTION BY COMMISSIONER BENSON, supported by Commissioner Lupo to recommend to the City Council that the property known as 2250 Oak and 2809 23<sup>rd</sup> Street, Wyandotte be approved for rezoning to Plan Development (PD).

YEAS: BENSON, DURAN, LUPO

NAYS: PASKO, RUTKOWSKI, SARNACKI

ABSENT: ADAMCZYK, MAYHEW, PARKER

MOTION FAILED TO PASS DUE TO LACK OF MAJORITY VOTE

### **PERSONS IN THE AUDIENCE:**

None

### **OTHER BUSINESS:**

- Approval of the 2018-2019 budget

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski to approve the budget as presented.

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

### **BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to:  
Pay Beckett & Raeder for Planning Consultant fee for June 2018 in the amount of \$700.00

YEAS: BENSON, DURAN, LUPO, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE

ABSENT: ADMCZYK, MAYHEW, PARKER

MOTION PASSED



**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to adjourn the meeting at 7:45 p.m.

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**PUBLIC HEARING #06042018** - Request from First Presbyterian Church of Wyandotte, requesting to rezone the property at 2250 Oak Street and 2809 23<sup>rd</sup> Street, Wyandotte, Michigan

The City Planner reviewed the Future Master Plan for the area which indicated that it is designated as low density residential with a use harmlessly to the area.

Chairperson Pasko asked if there was anyone present who wished to speak regarding this hearing.

Thomas Roberts, Thomas Roberts Architect representing the prospective buyers present.

Mr. Roberts indicated that he reviewed the ordinance and the proposed use for the former church and feels that the PD zoning is appropriate zoning to work with the neighborhood properties.

Mr. Roberts indicated that the use for the church will be a community center, and incubator for businesses, but at this time the home use is uncertain. Mr. Roberts indicated that the parking will be a factor in the use of the home.

Commissioner Lupo asked if Mr. Roberts could describe the uses.

Mr. Roberts indicated that the church building would be split and one area would be used for small businesses to use as offices, which would be leased out probably with one or two persons.

Mr. Tallerico, City Planner, asked if the purchase of the property is contingent upon the rezoning and site plan approval. Mr. Tallerico further stated that it might take a couple of months.

Mr. Roberts indicated that the purchase is contingent upon site plan approval.

Commissioner Benson stated that the 23<sup>rd</sup> Street home is in the neighborhood and he would like to know what the use would be.

Mr. Roberts indicated the use is unidentified at this time.

Commissioner Benson stated that the uses on Oak Street are O-S and he is concerned about the 23<sup>rd</sup> Street home and keeping businesses out of the neighborhood.

Mr. Roberts stated that the former church would be used similar to the uses that the church used; banquet facility, weddings, etc....

Commissioner Benson indicated that he just wants to protect the neighborhood.

Anna Davey, 2770 23<sup>rd</sup>, Wyandotte. Mrs. Davey indicated that she lives across the street from the home at 2809 23<sup>rd</sup> Street and she is concerned about keeping the neighborhood as a neighborhood. Mrs. Davey indicated that she has no issues with the church uses because it seems like the uses would be similar to the church.

Dave McNealy, 2763 23<sup>rd</sup>, Wyandotte. Mr. McNealy indicated that he lives north of the parking lot and he is concerned about the keeping the neighborhood as a neighborhood. Mr. McNealy indicated that the traffic has increased on the block. Mr. McNealy stated that he feels the home on 23<sup>rd</sup> Street should stay a home. Mr. McNealy stated that he does not want to see the property set vacant and added that he cares about the neighborhood. Mr. McNealy asked if anyone could tell what the hours of operation would be and any other information for the uses.

Larry – Owner of 2205 Oak, Wyandotte. Larry indicated that he owns the property across Oak Street and that any uses in the former church building would not be allowed to use his parking lot.

Ms. Renee Serra, 2808 22<sup>nd</sup> Street. Ms. Serra indicated that she lives across the alley behind the church and is concerned about the cremains that are in the memorial garden.

Mary Lou, member of the First Presbyterian Church. Mary Lou indicated that the cremains were moved to the Lincoln Park Church. Mary Lou stated that they called all the members to see if they wanted their relatives cremains moved which they did, and what is left is just dirt.

Commissioner Lupo asked if the church was closed.

Mary Lou indicated that it has been closed.

Chairperson Pasko asked if there was anyone else present who wished to speak regarding this hearing. There being none the hearing was closed.

# City of Wyandotte

## Police Commission Meeting

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Minutes – Meeting Date: June 26, 2018

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The Police Commission meeting took place at Wyandotte Police Department 2015 Biddle Avenue, Wyandotte Michigan, on Tuesday, June 26, 2018. The Chairperson, Commissioner Harris, called the meeting to order at 6:00 p.m.

### **ROLL CALL**

Present: Chief Brian Zalewski  
Deputy Chief Archie Hamilton  
Commissioner John Harris  
Commissioner Bobie Heck

Absent: Commissioner Doug Melzer

Recording Secretary: Alice Baker

The Commission approved the minutes as recorded for the meeting held on June 12, 2018.  
Approved - Commissioner Heck and Commissioner Harris.

**COMMUNICATIONS:** None

### **NEW BUSINESS:**

1. **Bills and accounts:**  
The Commission reviewed the bills and accounts as submitted in the amount of \$ 31,184.27.  
Approved – Commissioner Heck and Commissioner Harris.
2. **Handicap Parking**  
Deputy Chief Hamilton presented the application paperwork for the Commission's approval to install handicap parking at 1758 8<sup>th</sup>.  
Approved – Commissioner Heck and Commissioner Harris.
3. **Dispatch and Command HVAC Unit**  
Chief Zalewski requested approval from the Commission to purchase and install a HVAC heat pump system. Chief Zalewski explained the necessity of this system at this time and presented the information in regards to the installation bids that were received by two local businesses. Expert Mechanical of Wyandotte submitted the winning bid and has been recommended for the job by the City Engineer.  
Approved – Commissioner Heck and Commissioner Harris.

### **DEPARTMENTAL:**

1. **Police Officer Hiring**  
Deputy Chief Hamilton submitted his recommendations for police officers to be hired to fill the three vacancies within the Wyandotte Police Department. Deputy Hamilton advised that each of these candidates has passed a background check, a physical agility test, an EMPCO written exam and oral board interview. The Commission reviewed the submitted information on each of the candidates.

- Alexandru Sasu
- Cameron Sinz
- Darin Thompson


Approved – Commissioner Heck and Commissioner Harris

**ADJOURNMENT:**

With no further business to come before the Commission, upon motion duly made and supported, the meeting adjourned at 6:20 P.M.

Approved by:

The Police and Fire Commission



3-14-18

amb

# SMIA

## Events by Nature Code by Agency

Agency: WYPD, Event date/Time range: 06/01/2018 00:00:00 - 06/30/2018 23:59:59

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
WYPD	911	0	0	3	3	0%	0:05:25	0:05:47	0:12:30	1:11:08	0:23:43
	911C	0	0	2	2	0%	0:01:52	0:07:41	0:05:34	0:30:16	0:15:08
	ABANDONED AUTO	0	25	14	39	2%	0:11:49	0:09:28	0:13:50	17:59:30	0:27:41
	ACCIDENT/PERSONAL INJURY	0	0	5	5	0%	0:04:13	0:02:45	1:01:36	5:05:46	1:01:09
	ACCIDENT/PROPERTY DAMAGE	0	4	19	23	1%	0:06:50	0:05:57	0:25:40	13:26:06	0:35:03
	ACCIDENTAL DAMAGE	0	1	0	1	0%	0:00:00	0:00:00	0:03:07	0:03:08	0:03:08
	ALARM	0	1	34	35	2%	0:05:07	0:04:18	0:09:18	10:28:51	0:17:58
	ANIMAL BITE	0	0	3	3	0%	0:14:07	0:03:21	0:11:58	1:28:17	0:29:26
	ANIMAL COMPLAINT	0	4	9	13	1%	0:06:31	0:07:43	0:13:32	5:00:39	0:23:08
	ASSAULT & BATTERY	0	1	8	9	0%	0:07:46	0:05:40	0:37:09	6:55:20	0:46:09
	ASSIST OTHER AGENCY	0	5	16	21	1%	0:06:59	0:05:25	0:56:57	19:11:33	0:54:50
	BREAKING & ENTERING	0	0	7	7	0%	0:08:43	0:04:15	0:49:33	7:09:18	1:01:20
	BREAKING & ENTERING IN PROGRES	0	0	2	2	0%	0:01:00	0:03:27	1:08:36	2:26:06	1:13:03
	BUILDING CHECK	0	1	0	1	0%	0:00:00	0:00:00	0:00:50	0:00:50	0:00:50
	BUSINESS STOP	0	7	0	7	0%	0:00:01	0:00:43	0:15:37	1:50:05	0:15:44
	CHECK WELL BEING	0	4	72	76	4%	0:07:06	0:04:40	0:17:36	35:43:47	0:28:12
	CHILD ABUSE/NEGLECT	0	0	3	3	0%	0:05:18	0:04:33	0:20:52	1:32:14	0:30:45
	CITIZEN ASSIST	0	7	19	26	1%	0:07:07	0:05:17	0:13:28	9:58:58	0:23:02
	CIVIL DISPUTES	0	0	14	14	1%	0:13:32	0:05:10	0:56:18	15:42:59	1:07:21
	CRIMINAL SEXUAL CONDUCT	0	0	1	1	0%	0:00:26	0:00:00	0:00:00	0:30:08	0:30:08
	DB INVESTIGATION	0	0	1	1	0%	0:03:09	0:03:50	0:55:01	1:02:01	1:02:01
	DEATH INVESTIGATION	0	0	5	5	0%	0:05:22	0:03:20	3:06:26	16:15:45	3:15:09
	DETAIL	0	3	0	3	0%	0:00:01	0:06:34	0:01:49	0:12:04	0:04:01
	DISORDERLY	0	2	38	40	2%	0:05:54	0:03:27	0:23:33	21:50:26	0:32:46



Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	DOMESTIC	0	0	43	43	2%	0:04:28	0:04:27	0:32:30	29:45:39	0:41:32
	DUMPING	0	0	1	1	0%	0:12:31	0:03:32	0:07:10	0:23:14	0:23:14
	EMBEZZLEMENT	0	0	1	1	0%	0:01:28	0:00:46	0:13:41	0:15:56	0:15:56
	FIGHT	0	0	9	9	0%	0:01:56	0:02:28	0:27:15	4:45:05	0:31:41
	FIREWORKS	0	0	7	7	0%	0:04:50	0:05:23	0:05:37	1:50:58	0:15:51
	FLEEING & ELUDING	0	1	0	1	0%	0:00:00	0:00:00	1:01:43	1:01:43	1:01:43
	FOLLOW-UP	0	30	5	35	2%	0:00:38	0:05:00	0:21:33	13:32:20	0:23:13
	FORGERY	0	0	1	1	0%	0:06:06	0:00:00	0:00:00	0:20:00	0:20:00
	FOUND PROPERTY	0	3	4	7	0%	0:05:41	0:06:39	0:06:11	1:33:17	0:13:20
	FRAUD	0	2	8	10	1%	0:03:46	0:08:47	0:33:32	7:05:37	0:42:34
	FUEL	0	11	0	11	1%	0:00:01	0:00:00	0:04:07	0:45:29	0:04:08
	GAS PUMP	0	8	0	8	0%	0:00:01	0:00:00	0:04:15	0:34:10	0:04:16
	HARASSMENT	0	0	6	6	0%	0:05:09	0:04:02	0:07:16	4:18:19	0:43:03
	HIT & RUN ACCIDENT	0	0	23	23	1%	0:07:44	0:06:47	0:31:46	16:38:47	0:43:26
	HOUSE STOP	0	1	0	1	0%	0:00:00	0:00:00	0:10:49	0:10:50	0:10:50
	IDENTITY THEFT	0	0	1	1	0%	0:00:47	0:04:18	0:35:23	0:40:29	0:40:29
	INDECENT EXPOSURE	0	0	5	5	0%	0:02:12	0:05:51	0:09:26	3:04:51	0:36:58
	INJURY ON DUTY	0	0	1	1	0%	0:07:09	0:00:00	0:00:00	0:26:29	0:26:29
	JUVENILE COMPLAINT	0	2	20	22	1%	0:11:31	0:06:20	0:14:00	11:09:14	0:30:25
	LARCENY	0	1	19	20	1%	0:19:00	0:06:12	0:38:23	20:36:23	1:01:49
	LOITERING	0	0	1	1	0%	0:01:44	0:00:00	0:00:00	0:31:53	0:31:53
	LOST PROPERTY	0	1	0	1	0%	0:00:01	0:00:00	0:03:38	0:03:39	0:03:39
	MALICIOUS DESTRUCTION	0	0	17	17	1%	0:11:29	0:06:09	0:26:25	12:27:25	0:43:58
	MISCELLANEOUS	0	7	16	23	1%	0:06:24	0:13:31	0:11:43	8:33:34	0:22:20
	MISSING PERSON	0	0	3	3	0%	0:21:15	0:10:03	0:11:01	2:06:58	0:42:19
	MISSING PERSON - RECOVERED	0	0	2	2	0%	0:08:42	0:04:53	0:12:56	0:45:05	0:22:33
	NARCOTICS INVESTIGATION	0	0	3	3	0%	0:03:42	0:03:45	0:10:09	0:52:51	0:17:37
	NEIGHBORHOOD DISPUTE	0	0	8	8	0%	0:10:13	0:04:47	0:25:59	5:18:05	0:39:46

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	NOISE COMPLAINT	0	0	16	16	1%	0:07:47	0:04:38	0:07:35	4:51:44	0:18:14
	OPERATING UNDER THE INFLUENCE	0	8	1	9	0%	0:00:11	0:02:19	1:47:00	16:06:56	1:47:26
	ORDINANCE VIOLATION	0	96	5	101	5%	0:16:07	0:07:18	0:11:48	38:05:55	0:22:38
	OVERDOSE	0	0	2	2	0%	0:01:48	0:01:53	0:26:56	1:01:14	0:30:37
	PARKING COMPLAINTS	0	18	26	44	2%	0:05:23	0:07:45	0:08:22	13:11:08	0:17:59
	PATROL CHECK	0	241	0	241	12%	0:00:01	0:02:20	0:11:01	44:29:47	0:11:05
	POLICE ASSIST TO FIRE	0	0	1	1	0%	0:01:08	0:02:59	0:11:29	0:15:36	0:15:36
	PRISONER TRANSPORT	0	1	2	3	0%	0:04:22	0:42:09	1:41:01	6:36:06	2:12:02
	RADAR ENFORCEMENT	0	2	0	2	0%	0:00:01	0:00:00	0:28:07	0:56:16	0:28:08
	RECKLESS DRIVING	0	0	8	8	0%	0:05:37	0:04:31	0:10:06	2:41:54	0:20:14
	RESCUE EMERGENCY	0	0	10	10	1%	0:04:06	0:05:31	0:21:03	4:42:57	0:28:18
	RESIDENTIAL CHECK	0	7	0	7	0%	0:00:01	0:01:58	0:01:38	0:13:32	0:01:56
	RETAIL FRAUD	0	0	4	4	0%	0:02:27	0:06:49	0:14:02	1:33:13	0:23:18
	ROBBERY	0	0	1	1	0%	0:12:52	0:05:38	0:20:04	0:38:34	0:38:34
	RUNAWAY JUVENILE	0	0	3	3	0%	0:14:00	0:09:26	0:29:06	2:31:20	0:50:27
	SHOTS FIRED	0	0	2	2	0%	0:04:46	0:13:07	2:55:07	6:25:59	3:13:00
	SOLICITOR	0	0	1	1	0%	0:02:03	0:04:55	0:05:50	0:12:49	0:12:49
	STALKING COMPLAINTS	0	0	2	2	0%	0:08:10	0:01:02	0:21:46	1:01:55	0:30:58
	STOLEN VEHICLE	0	0	12	12	1%	0:10:28	0:03:49	0:22:03	6:47:56	0:34:00
	SUICIDE	0	0	7	7	0%	0:03:30	0:04:17	0:27:09	4:04:39	0:34:57
	SUICIDE ATTEMPT	0	0	1	1	0%	0:00:10	0:04:37	0:34:44	0:39:32	0:39:32
	SURVEILLANCE	0	2	0	2	0%	0:00:01	0:00:00	0:31:10	1:02:22	0:31:11
	SUSPICIOUS INCIDENT	1	8	36	45	2%	0:04:44	0:05:34	0:18:03	18:58:24	0:25:52
	SUSPICIOUS PERSON	0	32	18	50	3%	0:04:02	0:02:21	0:17:10	16:52:51	0:20:15
	SUSPICIOUS VEHICLE	0	8	20	28	1%	0:08:08	0:04:29	0:12:13	10:06:18	0:21:39
	TAMPERING WITH AUTO	0	0	2	2	0%	0:12:18	0:01:58	0:18:10	1:04:53	0:32:27
	THREATS	0	0	9	9	0%	0:03:45	0:12:58	0:13:27	3:20:27	0:22:16

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	TRAFFIC HAZARD	0	9	13	22	1%	0:05:12	0:05:03	0:10:16	6:14:47	0:17:02
	TRAFFIC STOP	0	603	5	608	31%	0:00:01	0:01:35	0:08:02	81:41:53	0:08:04
	TRESPASSING	0	0	1	1	0%	0:04:28	0:05:43	0:36:56	0:47:07	0:47:07
	VIOLATION OF PARK RULES	0	1	0	1	0%	0:00:00	0:00:00	0:04:33	0:04:34	0:04:34
	VIOLATION OF PUBLIC HEALTH COE	0	6	0	6	0%	0:00:01	0:00:00	1:16:08	7:36:54	1:16:09
	VIOLATION ROAD LAWS	0	43	1	44	2%	0:00:08	0:08:12	0:47:59	35:23:17	0:48:15
	WARRANT	4	13	13	30	2%	0:04:21	0:17:37	0:49:36	26:01:45	1:00:04
	WEAPONS	0	1	0	1	0%	0:00:01	0:00:00	1:39:05	1:39:06	1:39:06
Subtotals for No Summary Code		5	1231	701	1937	100%	0:05:21	0:05:55	0:28:30	713:17:15	0:36:35
Subtotals for WYPD		5	1231	701	1937	100%	0:05:21	0:05:55	0:28:30	713:17:15	0:36:35

# SMIA

## Events by Nature Code by Agency

Agency: WYPD, Event date/Time range: 07/01/2018 00:00:00 - 07/31/2018 23:59:59

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
WYPD	911	0	0	1	1	0%	0:07:40	0:00:00	0:09:58	0:17:38	0:17:38
	911C	0	0	4	4	0%	0:13:55	0:01:14	0:12:09	1:49:13	0:27:18
	ABANDONED AUTO	0	30	10	40	2%	1:38:24	0:05:47	0:12:09	53:51:45	1:20:48
	ACCIDENT/NON TRAFFIC AREA	0	0	4	4	0%	0:11:01	0:06:26	0:24:40	2:48:31	0:42:08
	ACCIDENT/PERSONAL INJURY	0	0	4	4	0%	0:01:21	0:03:14	1:27:18	4:33:52	1:08:28
	ACCIDENT/PROPERTY DAMAGE	1	3	22	26	1%	0:06:05	0:22:05	0:44:40	24:03:45	0:57:45
	ACCIDENTAL DAMAGE	0	0	5	5	0%	0:18:40	0:06:24	0:03:56	2:25:44	0:29:09
	ALARM	0	0	47	47	2%	0:06:08	0:04:29	0:10:01	15:55:50	0:20:20
	ANIMAL BITE	0	0	1	1	0%	0:06:35	0:07:29	0:53:16	1:07:21	1:07:21
	ANIMAL COMPLAINT	0	2	11	13	1%	0:27:28	0:12:39	0:12:08	10:01:53	0:46:18
	ASSAULT & BATTERY	0	0	7	7	0%	0:03:21	0:03:16	1:40:53	12:32:33	1:47:30
	ASSIST OTHER AGENCY	0	3	13	16	1%	0:02:10	0:05:03	0:49:53	14:03:49	0:52:44
	BREAKING & ENTERING	0	0	10	10	1%	0:06:30	0:05:41	0:36:48	8:10:04	0:49:00
	BREAKING & ENTERING IN PROGRES	0	0	2	2	0%	0:06:42	0:02:46	0:13:37	0:46:09	0:23:05
	BUSINESS STOP	0	7	0	7	0%	0:00:01	0:01:12	0:19:24	2:17:09	0:19:36
	CHECK WELL BEING	0	3	60	63	3%	0:06:02	0:04:31	0:26:16	37:44:50	0:35:57
	CHILD ABUSE/NEGLECT	0	1	5	6	0%	0:08:00	0:17:53	0:32:18	5:23:21	0:53:54
	CITIZEN ASSIST	0	5	15	20	1%	0:10:15	0:09:55	0:09:04	8:35:31	0:25:47
	CIVIL DISPUTES	0	0	16	16	1%	0:08:40	0:05:04	0:40:53	14:10:04	0:53:08
	CRIMINAL SEXUAL CONDUCT	0	1	4	5	0%	0:04:55	0:11:01	1:05:24	4:08:20	0:49:40
	DEATH INVESTIGATION	0	0	5	5	0%	0:05:55	0:17:35	2:12:34	10:56:48	2:11:22
	DETAIL	0	1	0	1	0%	0:00:00	0:14:18	0:48:13	1:02:32	1:02:32
	DISORDERLY	0	0	35	35	2%	0:05:28	0:03:56	0:29:17	22:15:37	0:38:10
	DOMESTIC	0	0	42	42	2%	0:03:45	0:09:01	0:36:37	33:46:04	0:48:14

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	DUMPING	0	0	1	1	0%	0:06:21	0:00:00	0:00:00	0:11:39	0:11:39
	EMBEZZLEMENT	0	0	1	1	0%	0:01:46	0:00:00	0:00:00	0:02:32	0:02:32
	FELONIOUS ASSAULT	0	0	1	1	0%	0:04:43	0:08:55	0:34:32	0:48:11	0:48:11
	FIGHT	0	2	16	18	1%	0:02:39	0:03:24	0:21:57	7:49:36	0:26:05
	FIRE	0	0	2	2	0%	0:00:16	0:05:53	5:01:07	10:14:31	5:07:16
	FIRE ALARM	0	0	1	1	0%	0:00:39	0:05:50	0:02:59	0:09:29	0:09:29
	FIREWORKS	0	3	28	31	2%	0:09:09	0:05:38	0:05:22	10:19:47	0:20:00
	FLEEING & ELUDING	0	1	1	2	0%	0:03:49	0:15:30	3:06:34	6:32:29	3:16:15
	FOLLOW-UP	0	41	2	43	2%	0:00:06	0:07:27	0:16:45	14:08:40	0:19:44
	FOUND PROPERTY	0	7	6	13	1%	2:11:14	0:07:35	0:07:21	28:35:58	2:12:00
	FRAUD	0	2	3	5	0%	0:16:40	0:26:49	0:12:56	3:48:34	0:45:43
	FUEL	0	26	0	26	1%	0:00:01	0:07:26	0:05:29	3:29:53	0:08:04
	GAS PUMP	0	7	0	7	0%	0:00:01	0:00:00	0:04:59	0:35:05	0:05:01
	HARASSMENT	0	4	9	13	1%	0:03:13	0:05:37	0:14:10	4:12:08	0:19:24
	HEALTH & SAFETY VIOLATION	0	1	0	1	0%	0:00:01	0:00:00	0:19:03	0:19:04	0:19:04
	HIT & RUN ACCIDENT	0	1	13	14	1%	0:06:26	0:08:49	0:27:14	9:36:01	0:41:09
	IDENTITY THEFT	0	1	0	1	0%	0:00:01	0:00:00	0:03:21	0:03:22	0:03:22
	INDECENT EXPOSURE	0	0	3	3	0%	0:03:19	0:04:22	0:16:06	1:11:25	0:23:48
	JUVENILE COMPLAINT	0	0	7	7	0%	0:08:37	0:06:07	0:13:09	3:15:24	0:27:55
	LARCENY	0	1	23	24	1%	0:06:40	0:08:48	0:11:24	9:37:32	0:24:04
	LIQUOR LAW VIOLATION	0	0	2	2	0%	0:02:51	0:02:22	0:53:47	1:58:01	0:59:01
	LOITERING	0	0	1	1	0%	0:06:51	0:01:44	0:03:16	0:11:52	0:11:52
	MALICIOUS DESTRUCTION	0	3	19	22	1%	0:10:41	0:05:26	0:19:58	12:45:40	0:34:48
	MENTAL	0	0	2	2	0%	0:10:25	0:02:19	0:21:45	1:08:57	0:34:29
	MISCELLANEOUS	0	13	25	38	2%	0:07:01	0:07:11	0:29:57	22:37:24	0:35:43
	MISSING PERSON	0	0	4	4	0%	0:09:21	0:07:00	0:18:21	2:18:52	0:34:43
	NARCOTICS INVESTIGATION	0	2	1	3	0%	0:00:51	0:06:38	0:21:37	1:14:06	0:24:42
	NEIGHBORHOOD DISPUTE	0	0	8	8	0%	0:05:21	0:05:55	0:20:03	4:10:39	0:31:20



Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	NOISE COMPLAINT	0	0	22	22	1%	0:07:09	0:05:57	0:12:40	8:56:39	0:24:24
	OPERATING UNDER THE INFLUENCE	0	5	1	6	0%	0:00:15	0:05:05	1:27:47	8:57:53	1:29:39
	ORDINANCE VIOLATION	0	62	8	70	4%	0:01:30	0:07:22	0:10:50	18:06:23	0:15:31
	OVERDOSE	0	0	3	3	0%	0:06:55	0:01:54	0:30:52	1:59:03	0:39:41
	PARKING COMPLAINTS	0	70	32	102	5%	0:08:29	0:06:25	0:10:58	32:56:18	0:19:23
	PATROL CHECK	0	217	0	217	11%	0:00:01	0:02:31	0:10:33	38:21:35	0:10:36
	POLICE ASSIST TO FIRE	0	1	2	3	0%	0:01:33	0:27:24	0:38:39	2:26:39	0:48:53
	PRISONER TRANSPORT	0	4	4	8	0%	0:00:36	0:07:44	1:57:08	16:11:05	2:01:23
	RADAR ENFORCEMENT	0	3	0	3	0%	0:00:01	0:00:00	0:08:28	0:25:25	0:08:28
	RECEIVING & CONCEALING	0	1	0	1	0%	0:00:01	0:00:00	2:54:32	2:54:33	2:54:33
	RECKLESS DRIVING	0	0	7	7	0%	0:11:12	0:03:37	0:14:59	3:10:49	0:27:16
	RECOVERED STOLEN VEH / PROP	0	1	3	4	0%	0:05:40	0:05:18	0:39:22	3:10:21	0:47:35
	RESCUE EMERGENCY	0	0	22	22	1%	0:01:57	0:04:51	0:23:21	10:24:37	0:28:24
	RESIDENTIAL CHECK	0	7	1	8	0%	0:00:05	0:00:00	0:00:59	0:10:11	0:01:16
	RETAIL FRAUD	0	0	4	4	0%	0:11:02	0:04:24	0:12:59	1:53:46	0:28:27
	RUNAWAY JUVENILE	0	0	1	1	0%	0:05:59	0:07:30	0:08:41	0:22:10	0:22:10
	SHOTS FIRED	0	0	1	1	0%	0:01:59	0:00:18	0:17:03	0:19:21	0:19:21
	STALKING COMPLAINTS	0	0	1	1	0%	0:04:24	0:20:42	0:00:16	0:25:22	0:25:22
	STOLEN VEHICLE	0	0	14	14	1%	0:13:47	0:06:52	0:33:01	11:40:04	0:50:00
	SUICIDE	0	0	8	8	0%	0:03:13	0:05:45	0:31:00	5:19:55	0:39:59
	SURVEILLANCE	0	8	0	8	0%	0:00:01	0:07:14	0:34:36	4:51:22	0:36:25
	SUSPICIOUS INCIDENT	0	7	23	30	2%	0:08:12	0:03:52	0:11:17	10:10:57	0:20:22
	SUSPICIOUS PERSON	0	34	15	49	3%	0:01:26	0:03:27	0:11:49	10:59:02	0:13:27
	SUSPICIOUS VEHICLE	0	4	13	17	1%	0:08:27	0:05:44	0:17:45	8:15:11	0:29:08
	TAMPERING WITH AUTO	0	0	1	1	0%	0:06:19	0:04:12	0:53:07	1:03:38	1:03:38
	THREATS	1	0	14	15	1%	0:10:47	0:04:26	0:16:14	7:21:54	0:31:34
	TRAFFIC HAZARD	0	5	11	16	1%	0:06:32	0:05:51	0:10:51	5:23:05	0:20:12

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	TRAFFIC STOP	0	511	0	511	27%	0:00:08	0:00:00	0:06:56	59:46:08	0:07:01
	TRESPASSING	0	0	2	2	0%	0:02:03	0:08:01	0:16:24	0:52:57	0:26:29
	VIOLATION OF PUBLIC HEALTH COE	0	5	2	7	0%	0:00:53	0:02:06	2:16:09	16:02:33	2:17:30
	VIOLATION ROAD LAWS	0	37	1	38	2%	0:00:22	0:00:00	0:54:40	34:07:51	0:53:53
	WARRANT	3	11	7	21	1%	0:01:41	0:14:49	0:29:26	9:59:59	0:33:20
	WEAPONS	0	0	2	2	0%	0:02:28	0:10:28	0:18:34	1:03:00	0:31:30
<b>Subtotals for No Summary Code</b>		<b>5</b>	<b>1164</b>	<b>727</b>	<b>1896</b>	<b>100%</b>	<b>0:07:54</b>	<b>0:07:19</b>	<b>0:35:01</b>	<b>792:25:00</b>	<b>0:44:51</b>
<b>Subtotals for WYPD</b>		<b>5</b>	<b>1164</b>	<b>727</b>	<b>1896</b>	<b>100%</b>	<b>0:07:54</b>	<b>0:07:19</b>	<b>0:35:01</b>	<b>792:25:00</b>	<b>0:44:51</b>

# SMIA

## Events by Nature Code by Agency

Agency: WYPD, Event date/Time range: 01/01/2018 00:00:00 - 07/31/2018 23:59:59

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
WYPD	911	0	0	22	22	0%	0:07:46	0:05:34	0:11:01	8:47:37	0:23:59
	911C	0	0	32	32	0%	0:05:40	0:04:06	0:12:23	11:37:57	0:21:49
	ABANDONED AUTO	0	235	75	310	2%	1:29:21	0:08:15	0:11:35	390:34:02	1:15:36
	ACCIDENT/NON TRAFFIC AREA	0	2	12	14	0%	0:06:36	0:06:32	0:23:20	7:49:58	0:33:34
	ACCIDENT/PERSONAL INJURY	0	1	18	19	0%	0:04:14	0:03:01	1:05:04	21:13:32	1:07:02
	ACCIDENT/PROPERTY DAMAGE	1	12	205	218	2%	0:04:47	0:06:46	0:34:53	155:52:31	0:43:06
	ACCIDENTAL DAMAGE	0	1	13	14	0%	0:14:29	0:06:41	0:09:26	6:35:37	0:28:16
	ALARM	0	3	265	268	2%	0:05:33	0:04:32	0:09:15	84:36:01	0:18:56
	ANIMAL BITE	0	1	12	13	0%	0:05:19	0:05:20	0:23:47	6:36:01	0:30:28
	ANIMAL COMPLAINT	0	20	72	92	1%	0:24:48	0:09:47	0:24:56	80:51:24	0:52:44
	ASSAULT & BATTERY	0	4	54	58	0%	0:04:21	0:05:22	0:49:25	51:57:51	0:53:45
	ASSIST OTHER AGENCY	0	30	114	144	1%	0:03:51	0:06:25	0:34:18	96:10:26	0:40:04
	BE ON THE LOOKOUT	0	1	0	1	0%	0:00:01	0:00:00	0:38:47	0:38:48	0:38:48
	BREAKING & ENTERING	0	1	53	54	0%	0:06:59	0:06:09	0:44:31	50:04:10	0:55:38
	BREAKING & ENTERING IN PROGRES	0	0	11	11	0%	0:02:55	0:02:36	1:02:33	12:28:51	1:08:05
	BUILDING CHECK	0	6	3	9	0%	0:07:54	0:17:02	0:19:54	3:53:48	0:25:59
	BUSINESS STOP	0	51	0	51	0%	0:00:01	0:00:58	0:13:51	11:48:51	0:13:54
	CHECK WELL BEING	0	13	386	399	3%	0:06:45	0:04:50	0:21:12	211:55:08	0:31:52
	CHILD ABUSE/NEGLECT	0	2	26	28	0%	0:06:08	0:10:17	0:22:31	16:30:10	0:35:22
	CITIZEN ASSIST	0	73	128	201	1%	0:06:14	0:07:01	0:11:46	70:31:24	0:21:03
	CIVIL DISPUTES	0	11	113	124	1%	0:08:37	0:05:24	0:27:37	84:01:10	0:40:39
	CRIMINAL SEXUAL CONDUCT	0	1	15	16	0%	0:04:46	0:03:16	0:52:49	10:39:55	0:40:00
	CRIMINAL SEXUAL CONDUCT IP	0	1	0	1	0%	0:00:00	0:00:00	0:21:17	0:21:17	0:21:17
	DB INVESTIGATION	0	0	1	1	0%	0:03:09	0:03:50	0:55:01	1:02:01	1:02:01

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	DEATH INVESTIGATION	0	0	33	33	0%	0:04:39	0:06:38	2:12:44	73:09:37	2:13:01
	DETAIL	0	108	0	108	1%	0:00:01	0:07:47	0:30:01	59:57:32	0:33:19
	DISORDERLY	0	14	235	249	2%	0:04:42	0:04:08	0:29:55	160:20:15	0:38:38
	DOMESTIC	0	3	300	303	2%	0:03:39	0:04:43	0:33:52	209:10:31	0:41:25
	DUMPING	0	0	4	4	0%	0:05:27	0:03:50	0:07:11	1:00:15	0:15:04
	EMBEZZLEMENT	0	1	6	7	0%	0:11:15	0:06:29	0:31:14	4:48:06	0:41:09
	FELONIOUS ASSAULT	0	0	7	7	0%	0:02:04	0:04:07	1:09:25	8:49:16	1:15:37
	FIGHT	0	2	63	65	0%	0:02:22	0:03:08	0:31:59	38:21:20	0:35:24
	FIRE	0	0	16	16	0%	0:01:14	0:06:23	1:17:05	20:17:42	1:16:06
	FIRE ALARM	0	0	1	1	0%	0:00:39	0:05:50	0:02:59	0:09:29	0:09:29
	FIREWORKS	0	3	38	41	0%	0:07:47	0:06:06	0:05:35	13:09:33	0:19:15
	FLEEING & ELUDING	0	10	3	13	0%	0:00:59	0:16:16	2:56:59	39:31:45	3:02:27
	FOLLOW-UP	0	219	30	249	2%	0:00:46	0:06:24	0:17:20	81:53:06	0:19:44
	FORGERY	0	0	1	1	0%	0:06:06	0:00:00	0:00:00	0:20:00	0:20:00
	FOUND PROPERTY	0	31	28	59	0%	2:02:55	0:06:17	0:11:17	114:44:14	1:56:41
	FRAUD	0	18	52	70	0%	0:07:20	0:10:01	0:31:24	50:32:04	0:43:19
	FUEL	0	104	0	104	1%	0:00:01	0:07:26	0:05:04	9:56:20	0:05:44
	GAS PUMP	0	46	0	46	0%	0:00:01	0:00:00	0:04:38	3:34:10	0:04:39
	HARASSMENT	0	8	44	52	0%	0:04:19	0:05:50	0:18:19	25:14:00	0:29:07
	HEALTH & SAFETY VIOLATION	0	1	0	1	0%	0:00:01	0:00:00	0:19:03	0:19:04	0:19:04
	HIT & RUN ACCIDENT	0	5	109	114	1%	0:06:33	0:08:18	0:23:54	70:27:54	0:37:05
	HOUSE STOP	0	1	0	1	0%	0:00:00	0:00:00	0:10:49	0:10:50	0:10:50
	IDENTITY THEFT	0	9	19	28	0%	0:06:05	0:06:31	0:15:08	10:27:47	0:22:25
	INDECENT EXPOSURE	0	0	13	13	0%	0:02:45	0:06:42	0:17:07	7:00:53	0:32:23
	INJURED PERSON	0	2	1	3	0%	0:20:30	0:08:45	0:10:26	1:00:34	0:20:11
	INJURY ON DUTY	0	1	1	2	0%	0:07:09	0:00:00	0:00:14	0:26:43	0:13:22
	JUVENILE COMPLAINT	0	6	78	84	1%	0:08:37	0:05:26	0:13:56	37:18:50	0:26:39
	KIDNAPPING	0	0	1	1	0%	0:04:03	0:04:39	1:43:19	1:52:02	1:52:02

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	LARCENY	0	8	140	148	1%	0:12:27	0:07:57	0:23:11	97:53:00	0:39:41
	LIQUOR LAW VIOLATION	0	2	6	8	0%	0:01:37	0:01:56	0:54:34	4:52:17	0:36:32
	LOITERING	0	0	3	3	0%	0:16:29	0:05:11	0:05:06	1:40:11	0:33:24
	LOST PROPERTY	0	7	2	9	0%	0:05:42	0:07:36	0:22:19	3:57:45	0:26:25
	MALICIOUS DESTRUCTION	0	11	88	99	1%	0:08:58	0:06:04	0:20:47	56:00:55	0:33:57
	MENTAL	0	2	14	16	0%	0:03:54	0:03:21	0:34:29	11:01:11	0:41:19
	MINOR IN POSSESSION	0	0	3	3	0%	0:03:51	0:05:59	0:09:52	0:59:06	0:19:42
	MISCELLANEOUS	0	69	126	195	1%	0:04:21	0:07:41	0:28:51	95:07:54	0:29:16
	MISSING PERSON	0	2	29	31	0%	0:08:38	0:10:55	0:26:26	23:25:03	0:45:19
	MISSING PERSON - RECOVERED	0	0	12	12	0%	0:07:04	0:06:36	0:14:39	5:30:13	0:27:31
	NARCOTICS INVESTIGATION	0	12	16	28	0%	0:06:50	0:04:33	0:29:58	17:25:21	0:37:20
	NEIGHBORHOOD DISPUTE	0	0	46	46	0%	0:10:54	0:05:18	0:22:26	29:29:18	0:38:28
	NOISE COMPLAINT	0	1	102	103	1%	0:08:02	0:04:51	0:10:39	38:54:28	0:22:40
	ODOR	0	1	0	1	0%	0:00:00	0:00:00	0:05:04	0:05:05	0:05:05
	OPERATING UNDER THE INFLUENCE	0	69	11	80	1%	0:00:15	0:04:16	1:43:13	138:40:24	1:44:00
	ORDINANCE VIOLATION	0	591	48	639	5%	0:13:24	0:07:09	0:15:52	267:51:10	0:25:09
	OVERDOSE	0	0	19	19	0%	0:03:22	0:02:19	0:23:47	9:20:19	0:29:29
	PARKING COMPLAINTS	0	217	182	399	3%	0:08:29	0:07:17	0:10:50	139:44:45	0:21:01
	PATROL CHECK	0	1994	1	1995	14%	0:00:01	0:03:08	0:10:46	360:19:14	0:10:50
	POLICE ASSIST TO FIRE	0	1	3	4	0%	0:01:27	0:15:12	0:29:36	2:42:15	0:40:34
	PRISONER CHECK	0	1	0	1	0%	0:00:01	0:00:00	0:02:56	0:02:57	0:02:57
	PRISONER TRANSPORT	0	13	11	24	0%	0:02:03	0:29:23	1:12:27	34:48:54	1:27:02
	RACIAL INTIMIDATION	0	1	0	1	0%	0:00:00	0:00:00	0:00:07	0:00:07	0:00:07
	RADAR ENFORCEMENT	0	76	0	76	1%	0:00:01	0:02:09	0:21:28	27:16:56	0:21:32
	RECEIVING & CONCEALING	0	1	1	2	0%	0:01:55	0:01:55	3:07:47	6:21:19	3:10:40
	RECKLESS DRIVING	0	1	48	49	0%	0:06:09	0:05:00	0:09:57	16:38:24	0:20:23
	RECOVERED STOLEN VEH / PROP	0	3	10	13	0%	0:05:14	0:05:41	0:33:19	9:24:06	0:43:24



Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	RESCUE EMERGENCY	0	0	116	116	1%	0:02:04	0:04:33	0:23:09	55:36:39	0:28:46
	RESIDENTIAL CHECK	0	114	10	124	1%	0:01:51	0:02:39	0:02:33	9:37:00	0:04:39
	RETAIL FRAUD	0	1	31	32	0%	0:08:13	0:06:43	0:47:51	32:56:43	1:01:46
	ROBBERY	0	0	5	5	0%	0:05:34	0:02:26	1:25:17	7:46:31	1:33:18
	RUNAWAY JUVENILE	0	3	13	16	0%	0:06:27	0:09:31	0:20:51	8:20:01	0:31:15
	SEARCH WARRANT	0	1	0	1	0%	0:00:01	0:00:00	1:54:05	1:54:06	1:54:06
	SHOTS FIRED	0	0	5	5	0%	0:03:55	0:07:14	1:14:47	7:09:45	1:25:57
	SOLICITOR	0	0	2	2	0%	0:02:15	0:04:55	0:05:50	0:28:42	0:14:21
	STALKING COMPLAINTS	0	2	7	9	0%	0:04:59	0:06:36	0:17:55	5:44:54	0:38:19
	STOLEN VEHICLE	0	2	57	59	0%	0:11:16	0:05:52	0:30:46	44:26:53	0:45:12
	SUICIDE	0	0	45	45	0%	0:03:17	0:04:44	0:42:24	37:48:52	0:50:25
	SUICIDE ATTEMPT	0	0	1	1	0%	0:00:10	0:04:37	0:34:44	0:39:32	0:39:32
	SURVEILLANCE	0	15	0	15	0%	0:00:01	0:07:14	0:35:21	9:04:58	0:36:20
	SUSPICIOUS INCIDENT	1	41	211	253	2%	0:07:11	0:04:50	0:13:48	99:48:41	0:23:46
	SUSPICIOUS PERSON	0	175	132	307	2%	0:04:02	0:03:42	0:16:01	101:40:12	0:19:52
	SUSPICIOUS VEHICLE	0	41	87	128	1%	0:09:15	0:04:53	0:10:34	46:29:38	0:21:48
	TAMPERING WITH AUTO	0	0	10	10	0%	0:08:49	0:03:23	0:42:08	8:43:32	0:52:21
	THREATS	1	7	72	80	1%	0:07:06	0:06:44	0:22:18	42:21:36	0:32:10
	TRAFFIC HAZARD	0	45	65	110	1%	0:06:21	0:06:03	0:10:39	33:46:57	0:18:26
	TRAFFIC STOP	0	4402	9	4411	31%	0:00:02	0:00:57	0:07:07	525:08:12	0:07:09
	TRESPASSING	0	0	8	8	0%	0:02:46	0:07:43	0:31:28	5:41:57	0:42:45
	VEHICLE INSPECTION	0	1	0	1	0%	0:00:01	0:00:00	0:00:17	0:00:18	0:00:18
	VIOLATION OF PARK RULES	0	2	0	2	0%	0:00:01	0:00:00	0:05:17	0:10:37	0:05:19
	VIOLATION OF PUBLIC HEALTH COE	0	68	8	76	1%	0:00:28	0:02:36	1:20:53	101:52:27	1:20:26
	VIOLATION ROAD LAWS	0	333	3	336	2%	0:00:12	0:07:15	0:42:48	240:52:14	0:43:01

Agency Code	Nature Code	Rpt Only	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	WARRANT	21	67	80	168	1%	0:05:00	0:21:58	0:42:05	141:58:25	0:57:57
	WEAPONS	0	4	11	15	0%	0:03:09	0:03:46	0:57:46	15:52:13	1:03:29
	WIRES DOWN	0	0	2	2	0%	0:03:51	0:04:38	0:56:38	2:10:13	1:05:07
Subtotals for No Summary Code		24	9468	4624	14116	100%	0:07:00	0:06:18	0:32:26	5428:26:47	0:41:02
Subtotals for WYPD		24	9468	4624	14116	100%	0:07:00	0:06:18	0:32:26	5428:26:47	0:41:02

# City of Wyandotte

## Police Commission Meeting

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Regular Commission Meeting  
August 14, 2018

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### **ROLL CALL**

Present: Commissioner John Harris  
Commissioner Doug Melzer  
Commissioner Bobie Heck  
Chief Brian Zalewski

Absent: NONE

Others Present: Deputy Chief Archie Hamilton

The regular meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson, Commissioner Harris at 6:20 p.m.

The Minutes from the regular Police Commission meeting on June 26, 2018 were presented.

Melzer moved, Heck seconded,  
CARRIED, to approve the regular minutes of June 26, 2018, as presented.

### **UNFINISHED BUSINESS**

NONE

### **COMMUNICATIONS**

NONE

### **DEPARTMENTAL**

#### **1. Police Statistics - June 2018, July 2018, Year To Date**

An increase in the calls for service for 2018 was recognized, it appears that the increase is due to self-initiated activity being logged by the officers. Chief Zalewski will look into the increase and report back to the Commission.

Melzer moved, Heck seconded,  
CARRIED, to receive the June 2018, July 2018 and Year-To-Date Police Statistics and place on file.

#### **2. Update on New Police Hires**

The three new officers have been here 3 weeks now, and they are all doing very well.

If the Department needs to hire another officer soon, we currently have one female candidate who is very interested and currently working as an officer in a nearby community.

### **3. Update on Promotional Exam for Detective Bureau**

All three candidates passed the written exam.

The oral interviews will take place August 28, 2018. Chief Zalewski and 3 law enforcement officers from local agencies will conduct the oral interviews.

The candidates will receive points for their performance evaluations and seniority. These points, along with the points for the written exam and oral interview, will determine who the next detective will be.

### **4. Request/Approval to Purchase New Civil Disorder/Riot Gear**

Chief Zalewski indicated the current riot gear has not been updated in years, and we need to be prepared given today's climate and social protests.

We posted the specs for the riot gear on MITN and received 5 bids. Pro-Tech was the successful bidder, meeting all of the Department's requirements.

We have requested 40 sets of civil disorder / riot gear, including bags to store the gear.

All of our officers currently have gas masks.

Group training in civil disorder and crowd control is being discussed at the DMA Chiefs meetings.

Melzer moved, Heck seconded,  
CARRIED, to approve the purchase of civil disorder / riot gear as submitted.

### **5. Update on Landscape and Building Improvements**

Some of the landscaping work has already been done, such as cleaning, mulching and removing dead trees. The Engineering Department is paying for the landscaping improvements.

The Department recently purchased new chairs for the squad room. The previous chairs were worn and all "hand-me-downs."

The carpeting is being replaced in the employee entrance at the back of the building. Jabro will do the work.

### **6. Bills and Accounts – July 10, 2018, \$82,421.91, July 24, 2018 \$29,017.79, August 14, 2018, \$18,805.70**

Melzer moved, Heck seconded,  
A Roll Call was held and the Motion  
CARRIED, to approve payment of the bills for July 10, 2018, \$82,421.91, July 24, 2018 \$29,017.79, August 14, 2018, \$18,805.70

## **NEW BUSINESS.**

### **1. Lip Sync Challenge**

The Department, with the direction and hard work from Lt. Hunter, pulled together a video. They performed Vanilla Ice's song "Ice, Ice Baby." The scheduled release is Wednesday, August 15, 2018.

### **2. Reserve Dinner**

Chief Zalewski inquired on behalf of Sgt. Konz about who was going to attend the dinner. As of now, it appears all of the Commissioners will be able to attend on September 22, 2018.

*Members of the Audience*

## **ADJOURNMENT**

Since there was no further business to come before the Commission, there was a motion to adjourn the meeting at 6:42 p.m.

Melzer moved, Heck seconded,  
CARRIED, to adjourn meeting at 6:42 p.m.

Laura Allen  
Administrative Assistant  
Wyandotte Police Department



**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF August 1, 2018  
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  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** DiSanto, Szymczuk

**ALSO PRESENT:** Peggy Green, Secretary

A motion was made by Member Nevin, supported by Member Flachsmann to approve the minutes of the July 18, 2018, meeting.

With correction: to Appeal #3272, Members Olsen and Trupiano voted no, Member Nevin voted yes.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Szymczuk

Motion passed

---

**Appeal #3274 - GRANTED**

Cassino Construction, 13150 Dix, Southgate (appellant) and Dale Stratton, 1558 Chestnut, Wyandotte (owner)

for a variance **to obtain a building permit for a wood frame garage at 1558 Chestnut, W 10' of Lot 11, also Lot 12, Dewey Place Sub., Block 2, in a RA zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.**

**SECTION 2402.F:**

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than two hundred (200) square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than three (3) feet from an interior lot line.

The east wall of the 576 square foot proposed garage is 2 feet from the side lot line.



If a variance is granted, the east wall would require a 1 hour fire rating on the inside, outside, and underside of the overhang.

**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 Flachsmann, supported by Member Trupiano to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Trupiano, Wienclaw

No: none

Abstain: Olsen

Absent: DiSanto, Szymczuk

Motion passed

**Appeal #3275 - GRANTED**

Todd Sclafani, 1716 – 13<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a shed at 1716 - 13<sup>th</sup> Street, Lot 93, G.F. Bennett's Boulevard Park Sub., in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

The maximum allowable lot coverage in a RA district is 35%. Proposed structure would exceed the allowable lot area by 133 square feet.

**Proposed shed does not hinder or encroach on adjacent buildings or land and does not impair the intent of the ordinance.**

A motion was made by Member Olsen, supported by Member Flachsmann to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Szymczuk

Motion passed

**COMMUNICATIONS:**

A motion was made by Member Trupiano, supported by Member Gillon to place all communications on file. Motion passed.

**OTHER BUSINESS:**

Member Flachsmann mentioned again that he would like to see the square footage requirements for new homes to be built to be smaller.

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on September 5, 2018.**

  
Peggy Green, Secretary

**Appeal #3274**

Chairperson Duran read the appeal and asked that it be explained.

Larry, Cassino Construction (appellant) and Dale Stratton (owner), present.

Larry explained that the floor and foundation are existing, there was a permit pulled for it in 1993, but the owner never built a garage. Larry added that the slab is in good condition.

Member Flachsmann asked if there is anything abutting the property on the 2' side. Larry replied no.

Member Trupiano commented that the slab looked rough. Larry stated that there were stress cracks, but it is structurally sound.

One communication was received from DTE.  
No communications were received regarding this appeal.

**Appeal #3275**

Chairperson Duran read the appeal and asked that it be explained.

Todd Sclafani, owner, present.

Mr. Sclafani explained that he purchased the property 10 years ago, at that time he asked if he could build a garage, but was told that he would have to appeal it, but after looking into it, it would be difficult to get into a garage, and he would have to build it over a sewer pipe, so now he wants to build a shed so that he can still have a yard. Mr. Sclafani added that there is a parking pad with a driveway to get the cars off the street.

Member Trupiano asked about the shed that is there now. Mr. Sclafani stated that it will be removed.

Member Gillon commented that he does appreciate the improvements that have been made to the property.

Member Nevin asked about the fire pit. Mr. Sclafani stated that they will take half of it out and adjoin it to the structure to make it flow.

One communication was received from DTE.  
No communications were received regarding this appeal.

DTE Energy Gas Co.  
Data Integrity and Technology  
One Energy Plaza, 1710 WCB  
City of Detroit, MI 48226

5 of 6  
8-1-18

July 20, 2018

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

RE: Appeal #3274: Variance to obtain a building permit for a wood frame garage at 1558 Chestnut.

- ☒ Not involved. See Remarks
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change -- provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

DTE Energy Gas Company has no involvement, nor objection to the Appeal #3274 as mentioned above.  
See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG  
at: 1 - 800 - 482 - 7171.

DTE Energy Gas Leak Emergency Phone Number: 1- 800 - 947 - 5000.

Sincerely,

Aras Butkunas  
Drafter  
Data Integrity and Technology

6 of 6  
8-1-18

DTE Energy Gas Co.  
Data Integrity and Technology  
One Energy Plaza, 1710 WCB  
City of Detroit, MI 48226

July 20, 2018

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

**RE: Appeal #3275: Variance to obtain a building permit for a shed at 1716 13<sup>th</sup> St.**

- ☒ Not involved. See Remarks
- ☐ Involved: but asking you to hold action on this petition until further notice.
- ☐ Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

DTE Energy Gas Company has no involvement, nor objection to the Appeal #3275 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

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Sincerely,

Aras Butkunas  
Drafter  
Data Integrity and Technology