

Wyandotte, Michigan

June 16, 2014

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Joseph Peterson presiding.

ROLL CALL

Present: Councilpersons Fricke, Miciura, Sabuda, Schultz, Stec

Absent: Councilperson Galeski

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 16, 2014 AGENDA ITEM #1

ITEM: Sewage Rate Effective July 1, 2014

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The Wayne County Board of Public Works has submitted the sewage disposal rates effective July 1, 2014, for approval by the Wayne County Commission. The proposed rates represent an imputed increase of 2.76% from the prior year's rate.

In order to meet current City obligations, the following sewage rate per million gallons is being recommended:

Operation and Maintenance	\$1,872.36
Debt Service	721.05
Replacement	281.69
Meter Loss	-15.60
Collection Cost	<u>50.50</u>
Total	<u>\$2,910.00</u>

The proposed sewage rate represents an increase of 1.25% from the rate established in the prior year. The average annual rate increase since 1997 is 4.21%.

The proposed sewage rate would continue to place the City of Wyandotte as the second lowest sewage rate out of the thirteen communities that utilize the Wyandotte Wastewater Treatment Plant (Attachment C). Also, enclosed on Attachment D is the conversion calculation from million cubic feet to million gallons.

If there are any questions or concerns, please do not hesitate to contact the undersigned.

STRATEGIC PLAN/GOALS: To be financially responsible.

ACTION REQUESTED: Schedule the necessary public hearing on June 23, 2014.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Increased revenue of approximately \$55,000 provided by rate increase. Expenses have increased the same amount.

IMPLEMENTATION PLAN: City Clerk to schedule the public hearing to be scheduled on June 23, 2014.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: wlook

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS:

1. Attachment A — Sewage Rate Calculation
2. Attachment B — Effect on Average Homeowner
3. Attachment C — Community Comparison
4. Attachment D — Unit Conversion Analysis (Base & Excess Rate)
5. Attachment E — Unit Conversion Analysis (Debt Rate)
6. Attachment F — Historical City Rate Changes

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 16, 2014 AGENDA ITEM #2

ITEM: Budget Hearing- 2014 Tax Rate to Support 2015 Fiscal Year Operations

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Listed below is an explanation of the need to have a budget hearing regarding the property tax millage rate to be levied to support the proposed General City Operating Budget. These rates will defray the City's operating costs for the upcoming Fiscal Year ending September 30, 2014.

1. In accordance with the requirements under the Headlee Amendment, the millage rate for City operating purposes will be \$17.5704 per thousand dollars of Taxable Value (\$15.0538 for City Operating and \$2.5166 for refuse disposal). This amount includes the millage (3.00 mills) authorized by voters in May, 2014 and represents an increase of 1.25 mills from the prior year's millage.
2. The public hearing to discuss the proposed operating millage rates for the 2014 Calendar Year will be held on July 21, 2014, in accordance with Public Act 40 of 1995.
3. The actual City Council vote on the proposed operating millage rates for the 2014 Fiscal Year operating budget will also take place on July 21, 2014, in accordance with Public Act 75 of 1991.
4. A "Truth in Taxation" hearing will not be required if the above referenced hearing is properly posted and held in accordance with Public Act 40 of 1995.
5. The tax rate for debt requirements will be set at an amount sufficient to pay for funded debts of the city and interest thereon. These debts include the debt service for the bonds sold to construct the Police/Court building, the debt service for the bonds sold to renovate the Yack Arena, and the debt incurred to purchase a new fire pumper.
6. The tax rate will be set at an amount sufficient to provide for the operation and maintenance of Drain Number Five (5). The recommended rate for this purpose is 2.663 mills, a reduction of 0.75 mills from the prior year millage rate of 3.413.

STRATEGIC PLAN/GOALS: To be financially responsible.

ACTION REQUESTED: Schedule the necessary public hearing on July 21, 2014.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: City Clerk to schedule the public hearing to be scheduled on July 21, 2014.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: N/A

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 16, 2014 AGENDA ITEM #3

ITEM: Vinewood Village Condominium Association

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: City Council received a list of concerns from the Vinewood Village Condominium Association as a late item at the June 2, 2014, meeting. All items have been addressed except for two items which were scheduled to be completed June 14, 2014.

STRATEGIC PLAN/GOALS: Fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Receive and file communication.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: City Engineer to confirm completion of remaining items.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: .TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Email to Vinewood Village Condominium Association

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 16, 2014 AGENDA ITEM #4

ITEM: Structure at 2997 Fort Street, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: On January 30, 2014, there was a fire at 2997 Fort Street. The Engineering Department sent notice on February 4, 2014, indicating that either permits needed to be secured to repair the building or demolish the building. Since no permits were secured, a Show Cause Hearing was held on April 10, 2014. Attached are minutes of the Hearing. At this hearing, the property owner was given until June 10, 2014, to secure a permit to demolish the building.

As of today's date, the order has not been complied with. Therefore in accordance with Section PM-107.6 Filings of findings, the undersigned requests 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: The City is committed to maintaining and developing excellent Neighborhoods.

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Schedule Show Cause Hearing and proceed as resolved.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: Show Cause Hearing Minutes of April 10, 2014

LATE ITEM

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 16, 2014 AGENDA ITEM #5

ITEM: Structure at 239 Bondie, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: On March 22, 2014, there was a fire at 239 Bondie. The Engineering Department sent notice on March 26, 2014, indicating that the home needed to be demolished. Since no demolition permit was secured, a Show Cause Hearing was held on May 5th and June 13th, 2014. Attached are minutes of the Hearings. At these hearing, all interested parties were notified that the structure should be demolished.

As of today's date, the order has not been complied with. Therefore in accordance with Section PM-107.6 Filings of findings, the undersigned requests that your Honorable Body set a hearing to show cause why the structure at 239 Bondie should not be demolished in accordance with Section PM-107.7 Council Action, of the Wyandotte Property Maintenance Code.

STRATEGIC PLAN/GOALS: The City is committed to maintaining and developing excellent Neighborhoods.

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Schedule Show Cause Hearing and proceed as resolved.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Demolition letter dated March 22, 2014, Show Cause Hearing Minutes of May 5th and June 13th, 2014, and Title Search

REPORTS AND MINUTES:

Financial Daily Cash Receipts	June 6, 2014	\$104,452.54
Design Review Committee	June 3, 2014	

CITIZENS PARTICIPATION:

None

RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Fricke, Miciura, Sabuda, Schultz, Stec

Absent: Councilperson Galeski

RESOLUTIONS

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the reading of the minutes of the previous meeting be dispensed with and the same stand APPROVED as recorded without objection.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

ROLL ATTACHED

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS in the recommendation of the City Administrator that a sewage rate increase be implemented for July 1, 2014, and that the Department of Municipal Service is directed to increase the billing for sewage disposal charges to \$2,910.00 per million gallons of water consumed. This will provide the City with the necessary funds for the following purposes:

*To pay the City of Wyandotte's share of operation and maintenance of the sewage disposal system

*To pay the County of Wayne's sewage charges on a monthly basis

*To pay for the replacement of equipment of the sewage disposal system

*To cover the loss of revenue due to the difference between the City's master meter and customer's meters.

*To pay for debt service

The moneys collected, except for the collection costs of \$50.50 per million gallons of water consumed which will be retained by the Municipal Service Commission, shall be placed in the appropriate fund to be used for the above stated purposes and any balance that may accrue shall be retained therein to provide for emergencies, contingencies, and extraordinary events. IT IS FURTHER RESOLVED that in accordance with Ordinance 802 Article III, Section Five, all customers of the City of Wyandotte's Wastewater System shall receive annual notification and breakdown of the new sewage rate and the Municipal Service Department is hereby directed to print said sewage rate breakdown on all water bills on an annual basis. IT IS FURTHER RESOLVED that the Department of Legal Affairs be directed to prepare the necessary Ordinance Amendment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS the City Administrator has filed a copy of the communication relative to the 2015 Fiscal Year Operating Budget and Corresponding Operating Tax Millage Rate; NOW, THEREFORE, BE IT RESOLVED that this Council shall hold a Budget Meeting, in accordance with Public act 40 of 1995, in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte on July 21, 2014, at 7:00 p.m. BE IT FURTHER RESOLVED that the City Council will act on the 2014 operating millage rate pursuant to Public Act 75 of 1991, at the July 21, 2014, Council meeting after the closure of the required Budget Hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the City Engineer regarding the Vinewood Village Condominium Association's concerns is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Engineer is to confirm completion of the remaining items.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS hearings have been held in the Office of the Engineer in the Department of Engineering and Building 3200 Biddle Avenue, Wyandotte, Michigan on April 10, 2014 and WHEREAS the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 2997 Fort Street has not been repaired or demolished in accordance with the City's Property Maintenance Ordinance; NOW, THEREFORE BE IT RESOLVED that this Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on July 21, 2014 at 7:00 p.m.; at which time all interested parties shall show cause, if any they have, why the structure has not been brought up to code or demolished or why the City should not have the structure demolished and removed at 2997 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 provisions of Section PM-107.4 of the Property Maintenance Ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS hearings have been held in the Office of the Engineer in the Department of Engineering and Building 3200 Biddle Avenue, Wyandotte, Michigan on May 5th and June 13th, 2014, and WHEREAS the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 239 Bondie has not been repaired or demolished in accordance with the City's property Maintenance Ordinance; NOW, THEREFORE BE IT RESOLVED, that is Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on July 21, 2014 at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been brought up to code or demolished or why the City should not have the structure demolished and removed at 239 Bondie. 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 provisions of Section PM-107.4 of the Property Maintenance Ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the total bills and accounts in the amount of \$526,365.31 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

Yeas: Councilmembers Fricke Miciura Sabuda Schultz Stec

NAYS: None

ADJOURNMENT

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

That we adjourn.

Carried unanimously

Adjourned at 7:45 PM

June 16, 2014

William R. Griggs, City Clerk