

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, DECEMBER 16th , 2013 , 7: 00 PM
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON
CHAIRPERSON OF THE EVENING: THE HONORABLE SHERI M. FRICKE

ROLL CALL: FRICKE, GALESKI, MICIURA, SABUDA, SCHULTZ, STEC

PRESENTATION:

PRESENTATION BY BIDDLE BOWL
TO THE WYANDOTTE GOODFELLOWS

PERSONS IN THE AUDIENCE

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

1. Communication from the Chief of Police relative to the purchase of OEM Micro Solutions mobile computers.
2. Communication from the Special Event Coordinator submitting an updated Trolley Rental Contract.

3. Communication from the Superintendent of Recreation submitting a two year lease extension for the Wyandotte Boat Ramp.

4. Communication from the Superintendent of Recreation and the City Engineer submitting an acceptance of a Bid File # 4632-Floor Covering at the Copeland Center.

5. Communication from the Superintendent of Recreation and the City Engineer submitting an acceptance of a Bid File # 4633-Partition at the Copeland Center.

6. Communication from the City Engineer relative to Dumpster Pick-Up Fees.

7. Communication from the City Engineer relative to the Neighborhood Enterprise Zone (NEZ) Certificate for 199 Labadie, 209 Labadie and 229 Labadie.

8. Communication from the City Engineer regarding the Continuation and Extension of the Joint management Committee (JMC) Memorandum of Understanding (MOU) for the Downriver Sewage Disposal System.

9. Communication from the City Engineer submitting a sale agreement for property within the City of Wyandotte.

10. Communication from the City Engineer relative to an Amendment to Article XIII-CBD Central Business District, Section 1301 Special Uses, D and to the Parking Ordinance, Section 2403.R.1.b.

11. Communication from the City of Wyandotte Engineering Hearing Officer relative to scheduling a Show Cause Hearing for the property located at 3525-17th.

12. Communication from the City Engineer regarding the collection of Christmas Trees; during the month of January. TREES WILL BE COLLECTED ON TUESDAYS NORTH OF VINEWOOD AND THURSDAYS SOUTH OF VINEWOOD; Ornaments, decorations, tree stands and plastic bags MUST BE REMOVED to permit composting.
Collection dates from January 6th through January 31, 2014

13. Communication from the City Administrator regarding a Commercial Redevelopment District-3131-49 Biddle Avenue and Adjoining Property.

CITIZENS PARTICIPATION:

HEARING:

HEARING RELATIVE TO THE ESTABLISHMENT
OF A COMMERCIAL REDEVELOPMENT DISTRICT
3249 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192

REPORTS AND MINUTES:

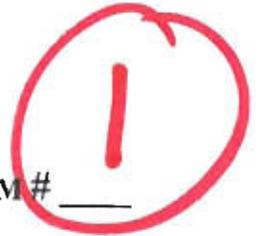
Financial Services Daily Cash Receipts	December 6, 2013	\$153,368.98
Fire Commission Meeting	November 12, 2013	
Downtown Development Authority	November 12, 2013	
Cultural & Historical Commission	October 17, 2013	
Municipal Service Commission	December 4, 2013	
Police Commission Meeting	December 10, 2013	

PRESENTATION

PRESENTATION

PRESENTATION TO THE WYANDOTTE GOODFELLOWS
BY BIDDLE BOWL

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION



MEETING DATE: December 16, 2013

AGENDA ITEM #

ITEM: Purchase of OEM Micro Solutions mobile computers

PRESENTER: Daniel J. Grant, Chief of Police

INDIVIDUALS IN ATTENDANCE: Dan Grant

BACKGROUND: For the past seven years, our Police Department has been using OEM Micro Solutions of Farmington Hills, Michigan as the provider for the in-car mobile computers in our patrol vehicles. OEM produces a "ruggedized" unit which can stand-up to the rigors of being mounted in a constantly moving vehicle which is exposed to a wide range of operating temperatures. Our Officers have been trained in the use of the OEM units and we wish to maintain uniformity in the information systems available for the use by our Police Officers. Four of our mobile computers are in need of replacement because of the age of the units and they are unable to be repaired. As noted on the attached price quotes, the total cost for replacing these units will total \$20,319.00 with funds for this purchase to come from the Police Departments Operations Expense account. Once this invoice has been paid by the City of Wyandotte, we will be reimbursed for the full amount from a Community Oriented Police (COPS) Grant which has been obtained through our affiliation with the Downriver Community Conference. I will forward a copy of our check along with the invoice and the full amount will be returned to the city.

STRATEGIC PLAN/GOALS: The replacement of these information systems will continue to allow our Officers to have access to our records/reporting system along with access to the State of Michigan/FBI LEIN/NCIC systems which is essential for them to provide service to the residents of the City of Wyandotte.

ACTION REQUESTED: City Council approval to purchase 4 mobile computers from OEM Micro Solutions from the operating expense account with full reimbursement to be made through the Downriver Community Conference (DCC).

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The funds for this transaction will come from the operating expense account 101-301-750-220 and will be fully reimbursed.

IMPLEMENTATION PLAN: If approved by the City Council, the mobile computers will be purchased and installed in our marked patrol units. Once the check is prepared for payment, a copy will be delivered to the DCC and a reimbursement check will be prepared and mailed to the City of Wyandotte.

COMMISSION RECOMMENDATION: The Police Commission has approved this purchase at their meeting on Tuesday December 10, 2013.

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation.



(Todd Drysdale, City Administrator)

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur with recommendation.



(Joseph Peterson, Mayor)

LIST OF ATTACHMENTS: 1. Price quotes from OEM Micro Solutions.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED BY THE CITY COUNCIL that the Council concurs with the Chief of Police to purchase 4 mobile computers from OEM Micro Solutions of Farmington Hills, Michigan in the amount of \$20,319.00 with funds to come from the Police Department Operating Expense account.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL that this expenditure will be fully reimbursed with federal grant funds obtained through the Downriver Community Conference.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
	Fricke	
	Galeski	
	Miciura	
	Sabuda	
	Schultz	
	Stec	

Mobile Tactical Computer 3+ Quotation and Order Form

Quote #: WYAN131125-DC01
 Customer: Wyandotte P.D.
 Contact: Ken Mackey
 Phone: 734-324-4426
 Email: kmackey@wenn.org



Date: November 25, 2013

QTY	PART NUMBER	DESCRIPTION	LIST PRICE	CUST. PRICE	TOTAL
STANDARD SYSTEM					
	9114-02C	Model MTC-312+ Standard Mobile Tactical Computer with 12.1" daylight-viewable LCD, 2.00 GHz Core2 Duo CPU, 80 Gb SATA HD, 2 Gb DDR2 RAM, full-stroke backlit 88-key keyboard w/touchpad, front panel power, volume and LCD brightness controls, fully integrated CPU/LCD, (5)USB 2.0, (2)COM, (2)Ethernet, (1)PC Card, (1)VGA, (2)Mini PCIe, +5 & +12 Vdc out, 3 yr warranty (parts & labor, 2x freight)	\$4,442.22	\$3,998.00	\$0.00
	SelectOS	<input type="checkbox"/> Windows XP Pro <input checked="" type="checkbox"/> Win7 Pro 32-Bit <input type="checkbox"/> Win7 Pro 64-Bit			No Charge
PRE-CONFIGURED SYSTEMS					
3	9114-00C	Model MTC-312+ Mobile Tactical Computer with 12.1" high-bright LCD, 2.26 GHz Core2 Duo CPU, 160 Gb SATA HD, all else above	\$5,105.56	\$4,595.00	\$13,785.00
	9116-00C	Model MTC-315+ Mobile Tactical Computer with 15.0" high-bright LCD, 2.26 GHz Core2 Duo CPU, 160Gb SATA HD, all else above	\$5,327.78	\$4,795.00	\$0.00
3	SelectOS	<input type="checkbox"/> Windows XP Pro <input checked="" type="checkbox"/> Win7 Pro 32-Bit <input type="checkbox"/> Win7 Pro 64-Bit			No Charge
3	Software Duplication	Software Duplication from Customer supplied master hard drive included on all MTC3s prior to shipment			No Charge
LCD Display Upgrades					
	002032	Upgrade MTC-312+ to 12.1" LCD with High-Bright, XGA (1024x768)	\$498.89	\$449.00	\$0.00
	9116-02C	Upgrade MTC-312+ to 15.0" LCD with Daylight Viewable, XGA (1024x768)	\$221.11	\$199.00	\$0.00
	002032	Upgrade MTC-312+ to 15.0" LCD with High-Bright, XGA (1024x768)	\$721.11	\$649.00	\$0.00
CPU Upgrades					
	002022	Upgrade from 2.00 GHz CPU to 2.26 GHz CPU	\$87.78	\$79.00	\$0.00
	002022	Upgrade from 2.00 GHz CPU to 2.40 GHz CPU	\$143.33	\$129.00	\$0.00
	002023	Upgrade from 2.00 GHz CPU to 2.53 GHz CPU	\$198.89	\$179.00	\$0.00
	002024	Upgrade from 2.00 GHz CPU to 2.66 GHz CPU	\$254.44	\$229.00	\$0.00
Hard Drive Upgrades					
	002014	Upgrade HDD from 80 Gb to 160 Gb	\$76.67	\$69.00	\$0.00
	002027	Upgrade HDD from 80 Gb to 250 Gb	\$132.22	\$119.00	\$0.00
	002028	Upgrade HDD from 80 Gb to 320 Gb	\$210.00	\$189.00	\$0.00
	002018	Upgrade HDD from 80 Gb to 500 Gb	\$321.11	\$289.00	\$0.00
	002029	Upgrade HDD from 80 Gb to 1TB	\$411.11	\$370.00	\$0.00
	002029	Upgrade HDD from 80 Gb to 64GB SSD	\$210.00	\$189.00	\$0.00
	002029	Upgrade HDD from 80 Gb to 128GB SSD	\$398.89	\$359.00	\$0.00
	002029	Upgrade HDD from 80 Gb to 256GB SSD	\$754.44	\$679.00	\$0.00
	002019	Replace 80 Gb HD with 80 Gb Ext. Temp HD, -20C to +70C	\$276.67	\$249.00	\$0.00
RAM Upgrades					
3	002013	Upgrade RAM from 2 Gb to 4 Gb DDR2	\$198.89	\$179.00	\$537.00
	002025	Upgrade RAM from 2 Gb to 8 Gb DDR2	\$276.67	\$249.00	\$0.00
Options					
	052515-01	Change to Rubberized 84-Key Keyboard with touchpad, USB	\$98.89	\$89.00	\$0.00
	052513	Change to TG3 Full Stroke Keyboard, USB Interface	\$110.00	\$99.00	\$0.00
	002015	Add Internal GPS, with external antenna	\$143.33	\$129.00	\$0.00
3	002016	Add Internal Bluetooth/802.11abg WiFi Combination, Internal antennas	\$98.89	\$89.00	\$267.00
	002017	Add Internal Wi-Fi 802.11abgn, Internal antennas. NOTE: If this is purchased at the same time as 002016, above, 802.11abg must be disabled	\$165.56	\$149.00	\$0.00
	002003	Anti-reflective Touchscreen Film - reduces reflectivity to 1.5%, enhances contrast, protects touchscreen surface	\$76.67	\$69.00	\$0.00
Accessories					
	155216-00	MTC3 Locking Dock Provides single connector, latching install and removal, providing power, (3) USB, (1) COM, (1) VGA, Mic In, L/R Audio Out, GPS antenna. Must be ordered at same time as MTCs. Does not include vehicle mount, ordered separately.	\$776.67	\$699.00	\$0.00
	152014-04	Keyboard Tray Assembly Includes tray, retainer, hinges, mounting hardware (Included in Standard Equipment, above)	\$210.00	\$189.00	\$0.00
	050902-ST	Mag Card Reader, USB interface, three tracks, LED and audible read confirmation, can be used to input DL or credit card number	\$165.56	\$149.00	\$0.00
	050910	2D-Barcode/Mag Card Reader, USB interface, LED and audible read	\$743.33	\$669.00	\$0.00
	059832	PC Card to Express Card Adapter, used in PC Card slot to allow use of Express/34 cellular card	\$65.56	\$59.00	\$0.00
	051419	External CD/DVD Burner/Player, USB interface, mounts to bottom of MTC3 keyboard tray	\$310.00	\$279.00	\$0.00
	157005-06	Extra DC Power Cable - 6', Connects battery power to MTC3	\$43.33	\$39.00	\$0.00
	155705-00A	Mobile UPS - Provides 1 hr. back-up power if vehicle battery goes too low. Connects btw battery lead and MTC power lead.	\$321.11	\$289.00	\$0.00
	155205-04	Tabletop Mounting Stand for using MTC indoors, includes AC power supply and power cables	\$332.22	\$299.00	\$0.00
	053104	Brother PocketJet 6 Printer, 200 dpi, Bluetooth, printer only. Call for quantity pricing.	\$387.78	\$349.00	\$0.00
	053105	Brother PocketJet 6 Plus Printer, 300 dpi, Bluetooth, printer only. Call for quantity pricing.	\$476.67	\$429.00	\$0.00
				MTC-3+ Sub-Total:	\$14,589.00

no instal or vehicle mounts

MOUNTING HARDWARE

	152005-04A	OEM Micro Quick Connect Bracket, allows use of OEM Micro's 2-bolt Quick Connect System attaches to most Tilt/Pivot brackets and mounts	\$76.67	\$69.00	\$0.00
	152005-40	OEM Micro Universal Dash Mount, Swing Away for access to radio and dash, KB tray-mounting hdw., fits most vehicles with fixed radio console.	\$432.22	\$389.00	\$0.00
	152016-01	Dash Mount Bracket, includes mounting hardware, mounts to rear of CPU/LCD Assembly, attaches to Universal Dash Mount, priced separately	\$76.67	\$69.00	\$0.00
	152016-00	Dash Mount Pivot, attaches between Dash Mount Bracket and Universal Dash Mount. Provides left and right pivot for MTC3 for better visibility and access to both driver and passenger	\$65.56	\$59.00	\$0.00
	152005-02	9" Pole base with Quick-adjust Upper Pole, 12" offset arm, QC Brkt. (order tunnel plate separately)	\$321.11	\$289.00	\$0.00
	152005-09	Ford Crown Vic adjustable pedestal, front seat bolt mount, offset arm, with pivot and QC Brkt.	\$398.89	\$359.00	\$0.00
	152005-12	Ford Expedition/F150 adjustable pedestal on front seat bolt mount, 12" offset arm, with pivot and QC Brkt.	\$465.56	\$419.00	\$0.00
	152005-17	Chevrolet Tahoe adjustable pedestal on front seat bolt mount, 12" offset arm, with pivot and QC Brkt.	\$432.22	\$389.00	\$0.00
	152005-18	Chevrolet Impala adjustable pedestal on front seat bolt mount, 12" offset arm, with pivot and QC Brkt.	\$321.11	\$289.00	\$0.00
	152005-39	Dodge Charger/Magnum adj. pedestal on front seat bolt mount, 12" offset arm, w/pivot and QC Brkt.	\$321.11	\$289.00	\$0.00
	666024	Support Brace -Reduces vibration of upper pole, max. 16.3"	\$65.56	\$59.00	\$0.00
Many other mounting configurations are available. Contact Sales for complete information.					
				Mounting Hardware Sub-Total:	\$0.00

INSTALLATION AND TRAINING

	001502	Installation of MTC per customer spec: Includes one hour of training during the installation visit.	\$387.78	\$349.00	\$0.00
	Travel	Travel to and from Customer site as required by Customer	Priced on Application		\$0.00
	Per Diem	Lodging and Food as required by Customer. Price per day or fraction thereof.	Priced on Application		\$0.00
	001601	Training on operation of MTC, one hour, at time of installation			\$0.00
				Installation and Training Sub-Total:	\$0.00

EXTENDED WARRANTY AND MAINTENANCE COVERAGE

	001004	Extended Warranty, parts and labor, per MTC-3, for year four, covers component failure under normal use	\$332.22	\$299.00	\$0.00
3	001005	Extended Warranty, parts and labor, per MTC-3, for years four and five, covers component failure under normal use	\$610.00	\$549.00	\$1,647.00
	001008-1	Maintenance, per MTC-3, year one (Covers non-warranty repairs, only for years covered under Warranty)	\$210.00	\$189.00	\$0.00
	001008-2	Maintenance, per MTC-3, years one and two (Covers non-warranty repairs, only for years covered under Warranty)	\$410.00	\$369.00	\$0.00
	001008-3	Maintenance, per MTC-3, years one, two and three (Covers non-warranty repairs, only for years covered under Warranty)	\$610.00	\$549.00	\$0.00
	001008-4	Maintenance, per MTC-3, years one, two, three and four (Covers non-warranty repairs, only for years covered under Warranty)	\$810.00	\$729.00	\$0.00
	001008-5	Maintenance, per MTC-3, years one, two, three, four and five (Covers non-warranty repairs, only for years covered under Warranty)	\$1,010.00	\$909.00	\$0.00
				Extended Warranty and Maintenance Sub-Total:	\$1,647.00

Order Total: \$16,236.00

Less special 10% discount on MTC-312 only

-\$1,378.50

Sub. Total: \$14,857.50

Std. Shipping Charges: \$75.00

Purchase Order Total: \$14,932.50

Purchase Order #: _____
 Reqst'd Delivery Date: _____

Customer Signature: _____

Date: _____

By signing above, Customer authorizes OEM Micro Solutions to build, ship and invoice for the goods and services indicated, and at the prices shown on this Quotation and Order Form. Customer further agrees to the terms here written, and to all other such terms and conditions as indicated in "OEM Micro Solutions Standard Terms and Conditions", attached hereto.

Please Note the following Terms and Conditions:

1. This Quotation is valid for 60 days.
2. Purchase Order or Customer signed copy of this Quotation is required for all orders to be processed.
3. Estimated ship date is approx. 6 - 8 weeks after receipt of Purchase Order.
4. Standard payment terms are Net 20 Days from Invoice Date, on Approved Credit
5. Third-party hardware and software components are sold subject to their respective manufacturer's written warranties. No other warranties for these components are expressed or implied.
6. Provide description of any special requirements, configurations or instructions as applicable.
7. FOB shipping point. Shipping Charges, including insurance, will be prepaid and billed at time of shipment, unless otherwise noted. Overnight shipment is additional. If you prefer to use your own shipping account please provide carrier name and account number.
8. Fax completed Order Form to 248-474-4120 Attention: Sales Department

Prepared By: **Dave Cole**
 District Sales Manager - Great Lakes
 Thank you for choosing OEM Micro Solutions for your Mobile Tactical Computer requirements.

Form MTC3QO-1K 04/12

Mobile Tactical Computer 3+ Quotation and Order Form

Quote #: **WYAN130827-DC01**
 Customer: **Wyandotte P.D.**
 Contact: **Ken Mackey**
 Phone: **734-324-4426**
 Email: kmackey@oemmicro.com



Date: **August 27, 2013**

QTY	PART NUMBER	DESCRIPTION	LIST PRICE	CUST. PRICE	TOTAL
STANDARD SYSTEM					
	9114-02C	Model MTC-312+ Standard Mobile Tactical Computer with 12.1" daylight-viewable LCD, 2.00 GHz Core2 Duo CPU, 80 Gb SATA HD, 2 Gb DDR2 RAM, full-stroke backlit 88-key keyboard w/touchpad, front panel power, volume and LCD brightness controls, fully integrated CPU/LCD, (5)USB 2.0, (2)COM, (2)Ethernet, (1)PC Card, (1)VGA, (2)Mini PCIe, +5 & +12 Vdc out, 3 yr warranty (parts & labor, 2x freight)	\$4,442.22	\$3,998.00	\$0.00
	SelectOS	<input type="checkbox"/> Windows XP Pro <input checked="" type="checkbox"/> Win7 Pro 32-Bit <input type="checkbox"/> Win7 Pro 64-Bit			No Charge
PRE-CONFIGURED SYSTEMS					
1	9114-00C	Model MTC-312+ Mobile Tactical Computer with 12.1" high-bright LCD, 2.26 GHz Core2 Duo CPU, 160 Gb SATA HD, all else above	\$5,105.56	\$4,595.00	\$4,595.00
	9116-00C	Model MTC-315+ Mobile Tactical Computer with 15.0" high-bright LCD, 2.26 GHz Core2 Duo CPU, 160Gb SATA HD, all else above	\$5,327.78	\$4,795.00	\$0.00
1	SelectOS	<input type="checkbox"/> Windows XP Pro <input checked="" type="checkbox"/> Win7 Pro 32-Bit <input type="checkbox"/> Win7 Pro 64-Bit			No Charge
1	Software Duplication	Software Duplication from Customer supplied master hard drive included on all MTC3s prior to shipment			No Charge
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	002022	Upgrade from 2.00 GHz CPU to 2.40 GHz CPU	\$143.33	\$129.00	\$0.00
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	002027	Upgrade HDD from 80 Gb to 250 Gb	\$132.22	\$119.00	\$0.00
	002028	Upgrade HDD from 80 Gb to 320 Gb	\$210.00	\$189.00	\$0.00
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	052515-01	Change to Rubberized 84-Key Keyboard with touchpad, USB	\$98.89	\$89.00	\$0.00
	052513	Change to TG3 Full Stroke Keyboard, USB Interface	\$110.00	\$99.00	\$0.00
	002015	Add Internal GPS, with external antenna	\$143.33	\$129.00	\$0.00
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	002003	Anti-reflective Touchscreen Film - reduces reflectivity to 1.5%, enhances contrast, protects touchscreen surface	\$76.67	\$69.00	\$0.00
Accessories					
	155216-00	MTC3 Locking Dock Provides single connector, latching install and removal, providing power, (3) USB, (1) COM, (1) VGA, Mic In, L/R Audio Out, GPS antenna. Must be ordered at same time as MTCs. Does not include vehicle mount, ordered separately.	\$776.67	\$699.00	\$0.00
	152014-04	Keyboard Tray Assembly Includes tray, retainer, hinges, mounting hardware (Included in Standard Equipment, above)	\$210.00	\$189.00	\$0.00
	050902-5T	Mag Card Reader, USB interface, three tracks, LED and audible read confirmation, can be used to input DL or credit card number	\$165.56	\$149.00	\$0.00
	050910	2D-Barcode/Mag Card Reader, USB interface, LED and audible read	\$743.33	\$669.00	\$0.00
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	155205-04	Tabletop Mounting Stand for using MTC indoors, includes AC power supply and power cables	\$332.22	\$299.00	\$0.00
	053104	Brother PocketJet 6 Printer, 200 dpi, Bluetooth, printer only. Call for quantity pricing.	\$387.78	\$349.00	\$0.00
	053105	Brother PocketJet 6 Plus Printer, 300 dpi, Bluetooth, printer only. Call for quantity pricing.	\$476.67	\$429.00	\$0.00

MTC-3+ Sub-Total: **\$4,863.00**

MOUNTING HARDWARE

	152005-04A	OEM Micro Quick Connect Bracket, allows use of OEM Micro's 2-bolt Quick Connect System attaches to most Tilt/Pivot brackets and mounts	\$76.67	\$69.00	\$0.00
	152005-40	OEM Micro Universal Dash Mount, Swing Away for access to radio and dash, KB tray-mounting hdw., fits most vehicles with fixed radio console.	\$432.22	\$389.00	\$0.00
	152016-01	Dash Mount Bracket, Includes mounting hardware, mounts to rear of CPU/LCD Assembly, attaches to Universal Dash Mount, priced separately	\$76.67	\$69.00	\$0.00
	152016-00	Dash Mount Pivot, attaches between Dash Mount Bracket and Universal Dash Mount. Provides left and right pivot for MTC3 for better visibility and access to both driver and passenger	\$65.56	\$59.00	\$0.00
	152005-02	9" Pole base with Quick-adjust Upper Pole, 12" offset arm, QC Brkt. (order tunnel plate separately)	\$321.11	\$289.00	\$0.00
	152005-09	Ford Crown Vic adjustable pedestal, front seat bolt mount, offset arm, with pivot and QC Brkt.	\$398.89	\$359.00	\$0.00
	152005-12	Ford Expedition/F150 adjustable pedestal on front seat bolt mount, 12" offset arm, with pivot and QC Brkt.	\$465.56	\$419.00	\$0.00
1	152005-17	Chevrolet Tahoe adjustable pedestal on front seat bolt mount, 12" offset arm, with pivot and QC Brkt.	\$432.22	\$389.00	\$389.00
	152005-18	Chevrolet Impala adjustable pedestal on front seat bolt mount, 12" offset arm, with pivot and QC Brkt.	\$321.11	\$289.00	\$0.00
	152005-39	Dodge Charger/Magnum adj. pedestal on front seat bolt mount, 12" offset arm, w/pivot and QC Brkt.	\$321.11	\$289.00	\$0.00
	666024	Support Brace -Reduces vibration of upper pole, max. 16.3"	\$65.56	\$59.00	\$0.00

Many other mounting configurations are available. Contact Sales for complete information.

Mounting Hardware Sub-Total: **\$389.00**

INSTALLATION AND TRAINING

1	001502	Installation of MTC per customer spec: Includes one hour of training during the installation visit.	\$387.78	\$349.00	\$349.00
	Travel	Travel to and from Customer site as required by Customer	Priced on Application		\$0.00
	Per Diem	Lodging and Food as required by Customer. Price per day or fraction thereof.	Priced on Application		\$0.00
	001601	Training on operation of MTC, one hour, at time of installation			\$0.00

Installation and Training Sub-Total: **\$349.00**

EXTENDED WARRANTY AND MAINTENANCE COVERAGE

	001004	Extended Warranty, parts and labor, per MTC-3, for year four, covers component failure under normal use	\$332.22	\$299.00	\$0.00
1	001005	Extended Warranty, parts and labor, per MTC-3, for years four and five, covers component failure under normal use	\$510.00	\$549.00	\$549.00
	001008-1	Maintenance, per MTC-3, year one (Covers non-warranty repairs, only for years covered under Warranty)	\$210.00	\$189.00	\$0.00
	001008-2	Maintenance, per MTC-3, years one and two (Covers non-warranty repairs, only for years covered under Warranty)	\$410.00	\$369.00	\$0.00
	001008-3	Maintenance, per MTC-3, years one, two and three (Covers non-warranty repairs, only for years covered under Warranty)	\$610.00	\$549.00	\$0.00
	001008-4	Maintenance, per MTC-3, years one, two, three and four (Covers non-warranty repairs, only for years covered under Warranty)	\$810.00	\$729.00	\$0.00
	001008-5	Maintenance, per MTC-3, years one, two, three, four and five (Covers non-warranty repairs, only for years covered under Warranty)	\$1,010.00	\$909.00	\$0.00

Extended Warranty and Maintenance Sub-Total: **\$549.00**

Order Total: **\$6,150.00**

Less special 10% discount on MTC-312 only **-\$459.50**

Sub. Total **\$5,690.50**

Purchase Order #: _____

Std. Shipping Charges: **\$45.00**

Reqst'd Delivery Date: _____

Purchase Order Total: **\$5,735.50**

Customer Signature: _____

Date: _____

No Install charge

5,386.50

By signing above, Customer authorizes OEM Micro Solutions to build, ship and invoice for the goods and services indicated, and at the prices shown on this Quotation and Order Form. Customer further agrees to the terms here written, and to all other such terms and conditions as indicated in "OEM Micro Solutions Standard Terms and Conditions", attached hereto.

Please Note the following Terms and Conditions:

1. This Quotation is valid for 60 days.
2. Purchase Order or Customer signed copy of this Quotation is required for all orders to be processed.
3. Estimated ship date is approx. 6 - 8 weeks after receipt of Purchase Order.
4. Standard payment terms are Net 20 Days from Invoice Date, on Approved Credit
5. Third-party hardware and software components are sold subject to their respective manufacturer's written warranties. No other warranties for these components are expressed or implied.
6. Provide description of any special requirements, configurations or instructions as applicable.
7. FOB shipping point. Shipping Charges, including insurance, will be prepaid and billed at time of shipment, unless otherwise noted. Overnight shipment is additional. If you prefer to use your own shipping account please provide carrier name and account number.
8. Fax completed Order Form to **248-474-4120** Attention: Sales Department

Prepared By: **Dave Cole**
 District Sales Manager - Great Lakes
 Thank you for choosing OEM Micro Solutions for your Mobile Tactical Computer requirements.

Form MTC3Q0-1X 04/12

\$ 20,319.00

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

②

MEETING DATE: December 16th 2013

AGENDA ITEM # ___

ITEM: Updated Wyandotte Trolley Rental Contract

PRESENTER: Heather A. Thiede, Special Event Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Event Coordinator

BACKGROUND: Herewith, please find the updated City of Wyandotte Trolley Rental Contract assembled and recommended by my office. The following items were added and/or updated to this agreement:

- Damage or loss of property occurring during use of the trolley caused by negligence of any passenger will be the liability of the applicant and billed by the City of Wyandotte to the applicant
- No animals are allowed on the trolley, with the exception of service animals
- Banners placed on the side(s) of the trolley must be no more than 6 feet long
- Any sign that is placed on the back of the trolley must be 2 foot long and 2 foot wide
- No materials may block the windows or lights on the trolley
- Any decorations must be attached with string or tape (no duct tape, only clear packing or scotch tape)
- Delays caused by weather, traffic conditions and mechanical problems are not the responsibility of the City of Wyandotte
- No smoking on the trolley

These updates have been reviewed by the City Engineer, Department of Public Service Supervisor and approved by the City Attorney, Mr. Look.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. these events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: Adopt a resolution to concur with the above recommendation.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shuydale*

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, signature on file.

MAYOR'S RECOMMENDATION: *OK JB*

LIST OF ATTACHMENTS:

City of Wyandotte Trolley Contract

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the Special Event Coordinator in the following resolution:

A resolution to APPROVE the City of Wyandotte Trolley Rental Contract as outlined in the provided communication dated December 16, 2013.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

- Fricke
- Galeski
- Miciura
- Sabuda
- Schultz
- Stec



CITY OF WYANDOTTE TROLLEY RENTAL CONTRACT

Special Event Office, 2624 Biddle Avenue, Wyandotte Michigan, 48192
Phone—734-324-4502 Fax—734-324-7283 Email—info@wyan.org

Please read the rules, rental rates and information prior to completing this application. Trolley reservation dates and times are secured at the time the completed application and the deposit are received in the Special Event Office. Receipt of only the application *does not* secure a trolley reservation. Note: The trolley must remain in Wayne County and *no alcohol will be allowed on the trolley at any time.*

TROLLEY RENTAL RATES & INFORMATION

Wyandotte Resident Rates:	Monday through Thursday \$50 per hour for the first 5 hours \$25 per hour for each hour after	Friday, Saturday and Sunday \$100 per hour for the first 5 hours \$50 per hour for each hour after
Non Wyandotte Resident Rates:	Monday through Thursday \$100 per hour for the first 5 hours \$50 per hour for each hour after	Friday, Saturday and Sunday \$100 per hour for the first 5 hours \$50 per hour for each hour after

Reservation Policy:

- A completed application with a deposit of \$100 must be received in the Special Event Office before your application may be considered. Your deposit will NOT be refunded to you after your rental, this payment will go towards your entire rental fee. The balance is due one week prior to rental date - final payment must be in check or money order.
- There is a 2 hour minimum to charter the trolley.
- Checks or money orders should be made payable to The City of Wyandotte
- If food and beverages are consumed during the use of the trolley—there is an added charge of \$50.

Refund Policy: If cancellation of booking occurs: less than 7 days to charter; deposit not refunded; 8 to 15 days prior to charter-refund of 50% of deposit; 30 days or more prior-refund of 75% of deposit. If you do not use the trolley for your entire scheduled time, you will not receive any money back.

Rules for the use of the Trolley: It is understood that the applicant and the persons in charge shall notify all participants of the rules and regulations listed below and shall be responsible for enforcement of said rules and regulations.

- No alcoholic beverage possession or consumption allowed on the trolley
- The trolley shall be routed only within Wayne County
- In the event excessive cleaning of the trolley is required due to the charter, the applicant shall be responsible to reimburse the City of Wyandotte for the additional cleaning (i.e. removal of any signs, etc.)
- Damage or loss of property occurring during use of the trolley caused by negligence of any passenger will be the liability of the applicant and billed by the City of Wyandotte to the applicant
- No animals are allowed on the trolley, with the exception of service animals
- Banners placed on the side(s) of the trolley must be no more than 6 feet long
- Any sign that is placed on the back of the trolley must be 2 foot long and 2 foot wide
- No materials may block the windows or lights on the trolley
- Any decorations must be attached with string or tape (no duct tape, only clear packing or scotch tape)
- Delays caused by weather, traffic conditions and mechanical problems are not the responsibility of the City of Wyandotte
- No smoking on the trolley
- Any violation of these rules and regulations, including failure to remit all required payments, shall result in denial of future service request and/or legal action as appropriate to recover costs owing to the City of Wyandotte.



CITY OF WYANDOTTE TROLLEY RENTAL CONTRACT

Special Event Office, 2624 Biddle Avenue, Wyandotte Michigan, 48192
Phone—734-324-4502 Fax—734-324-7283 Email—info@wyan.org

Renter _____ Rental Date _____

Address _____ City/State/Zip _____

Phone (Cell) _____ Email _____

Second contact phone number (Cell) _____

ITENERARY: Charter begins from the time the trolley leaves the Department of Public Service and ends when the trolley arrives back to the Department of Public Service. The customer is financially responsible for total time of the charter.

Depart DPS Time _____ Pick Up Point _____

Arrive Time _____ Destinations _____

(if charter is outside downriver area, please include a map)

Expected time to return to DPS _____

DECORATIONS: If you would like to decorate the trolley you may contact the DPS at 734-324-4590 to schedule an appointment to drop them off for an employee to decorate for you. The City of Wyandotte has authority to deny decorations if not in good taste.

CONDUCT:

The City of Wyandotte may terminate rental agreement if renter and/or guests conduct becomes abusive / disorderly with forfeiture of any and all fees. The City of Wyandotte shall not be held responsible for any injuries incurred while on board the Wyandotte Trolley throughout the duration of the rental. This does not pertain to injuries resulting from vehicle collision, in which the City of Wyandotte equipment and / or personnel are solely at fault. Renter waives any and all claims against the City of Wyandotte in respect of personal injury, damage, inconvenience, delay or any other matter arising from or incidental to a break-down of or any accident involving the trolley. In consideration of the use of the City of Wyandotte allowing the undersigned to utilize the Trolley, the undersigned hereby assume all risk and liability relating to the Wyandotte Trolley and agree to hold harmless and indemnify the City of Wyandotte from all liability or responsibility whatever for injury (including death) to persons and for any damage to any City of Wyandotte property or to the property of others arising out of or resulting from utilization of the Wyandotte Trolley. The undersigned does hereby remise, release and forever discharge said City of Wyandotte, its officers, agents and employees from any and all claims, demands, actions, causes of action, damages and liabilities resulting or arising out of, either directly or indirectly, from utilization of the Wyandotte Trolley.

I have reviewed Wyandotte's Trolley Rental rules and information and agree to comply with said rules, the undersigned is authorized to sign this agreement on behalf of the renter:

Applicants Signature: _____ Date: _____

Office Use Only:

Date application received:	Deposit Check #:	Received by:	Balance:	Balance Check#:

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

3

MEETING DATE: December 16, 2013

AGENDA ITEM #

ITEM: Wyandotte Boat Ramp – Two Year Lease Extension

PRESENTER: Justin N. Lanagan, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: Justin N. Lanagan

BACKGROUND: At the December 10th Recreation Commission meeting, Superintendent Lanagan recommended extending the lease of the Wyandotte Boat Ramp to George Campbell for a period of two years (2014 and 2015) under the same terms as the 2013 lease. The Recreation Commission concurred with the recommendation. George Campbell has been operating the Wyandotte Boat Ramp for the past several years, before that he assisted a former operator of the ramp in running the Boat Ramp. He has done an excellent job of operating the Boat Ramp in the past and I believe he will continue to do so.

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 Boat Ramp lease to George Campbell for a period of two years.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-000-651-610-060. The two year lease extension will generate \$16,200 in revenue per year. Mr. Campbell will pay a total of \$32,400 over the term of this contract.

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

COMMISSION RECOMMENDATION: At their December 10th, 2013 meeting, the Recreation Commission concurred with the Superintendent's recommendation.

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation. *J. Dypdal*

LEGAL COUNSEL'S RECOMMENDATION: Approved by Legal Affairs 11/26/13

MAYOR'S RECOMMENDATION: Concur with recommendation. *[Signature]*

LIST OF ATTACHMENTS: 1) Boat Ramp Lease Contract

RESOLUTION:

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council concurs with the recommendation of the Superintendent of Recreation and Recreation.

BE IT FURTHER RESOLVED by the City Council to hereby approve the two year Boat Ramp contract extension for 2014 and 2015 with George Campbell, 845 Riverbank, Wyandotte, Michigan in the amount of \$16,200 per year.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura Jr.
Sabuda
Schultz
Stec

AGREEMENT BETWEEN THE CITY OF WYANDOTTE &

George Campbell, 845 Riverbank, Wyandotte, MI 48192

FOR THE OPERATION OF THE WYANDOTTE MUNICIPAL BOAT RAMP

AGREEMENT made and entered into this ____ day of December, A.D., **2013**, by and between the CITY OF WYANDOTTE, a Municipal Corporation in the County of Wayne, State of Michigan, hereinafter designated FIRST PARTY, and George Campbell, hereinafter designated SECOND PARTY;

WITNESSETH:

WHEREAS, First Party owns and maintains a public municipal Boat Ramp at the foot of St. Johns Street; and

WHEREAS, First Party is desirous of permitting a Boat Ramp and Concession to be operated by Second Party, and has previously advertised for sealed bids for the operation of the Boat Ramp and Concession, and agrees to lease for one year.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto, IT IS AGREED, as follows:

1. First Party shall dispose of all rubbish when placed in the proper containers by the Second Party. Second Party will be responsible for paying all utilities, including, but not limited to, telephone, electricity, water and gas for the lease period, and furnishing a dumpster box.
2. First Party agrees to permit Second Party to maintain, occupy, and operate the Boat Ramp and Concession within and upon said premises from 6 am to 11 pm, during the year for the **2014 and 2015** Boating Season for the launching of shallow-craft recreational vessels and sale

therein of bait, candy, gum, soft drinks, ice cream, ice products, souvenirs, and packaged food products. Second Party may sell cooked foods prepared on the premises and must comply with the health and sanitation regulations set forth by the City of Wyandotte and the Wayne County Health Department and the State of Michigan. Alcoholic beverages shall be prohibited from sale.

3. Second Party will furnish, at his own expense, all necessary and required City and County licenses and will comply with all ordinances.

4. Second Party is responsible to call the Wyandotte Police Department to ticket unauthorized vehicles using the Wyandotte Municipal Boat Ramp Parking Lot.

5. The following Fee Schedule will be strictly adhered to and may only be changed with the approval of the Wyandotte Recreation Commission:

LAUNCHING FEE SCHEDULE

<u>Launching</u>	<u>Resident</u>	<u>Non-Resident</u>
Daily	\$ 5.00	\$ 7.00
Season Passes	\$100.00	\$140.00
Wyandotte Senior Citizens (65 & Over)	\$30.00 Season Pass (unlimited launching)	

PARKING FEE

\$5 per vehicle

The Fee Schedule will be posted in a conspicuous place accessible to all users of the facilities. No other fees shall be charged for the use of the facilities. If this is issue is violated, refer to Section 15 of this agreement.

6. The term of the lease shall be for two boating seasons commencing **January 6, 2014** and ending December 31, **2015**.

7. Second Party promises to pay to the First Party the total of **\$32,400**, **\$16,200** for the **2014** season and **\$16,200** for the **2015**

season for lease of the described facility. Six equal payments of **\$2,700** each to be made payable by April 30, May 30, June 30, July 31, August 29, & September 26, **2014** for the 2014 season. Six equal payments of **\$2,700** each to be made payable by April 30, May 29, June 30, July 31, August 28, & September 25, **2015** for the 2015 season.

8. Second Party hereby agrees to maintain the Boat Ramp and Concession in a sanitary condition in accordance with the regulations of the Wyandotte Recreation Department, Department of Public Service and the Wayne County Health Department at all times.

9. Second Party shall not assign, transfer or sublet the above Boat Ramp and Concession and shall personally operate said Boat Ramp and Concession under their supervision and control, and shall be personally held responsible for the performance of all the covenants and conditions as herein set forth. An adult, 18 years or older, shall be on duty at all times when the Ramp is open for business.

10. It is the duty of the Second Party to supervise and inspect the leased premises to insure that no dangerous or hazardous conditions exist on the leased premises. During the operation of the Boat Ramp facility, if Second Party discovers any dangerous or hazardous condition, Second Party shall immediately notify the Superintendent of Recreation in writing at the offices of the Wyandotte Recreation Department, Wyandotte, Michigan of said condition so that repairs can be made by First Party. Second Party prior to any required repairs shall take precautions to warn the public of the dangerous or hazardous condition and/or take steps to keep the public away from said dangerous or hazardous condition. Second Party is responsible to maintain and repair inside of the building on the leased premises.

11. Second Party further agrees that any beverages sold in bottles outside or away from the concession shall be emptied into paper cups.

12. Second Party agrees that he shall forthwith procure, at his own expense, and shall maintain during the term of this lease, public liability insurance in the amount of \$1,000,000.00

Bodily Injury, \$1,000,000.00 Personal Injury and \$500/\$500,000 Property Damage, the policies of said insurance to provide ten (10) days advance written notice to the First Party prior to cancellation, termination or material change. Second Party shall furnish certification of the aforesaid insurance coverage to the First Party prior to opening. The City of Wyandotte shall be named additional insured on all such policies.

13. Second Party agrees that it shall indemnify and save harmless the First Party and its officers, elected officials, commissions, agents or representatives for and from all claims, demands, payments, suits, actions, recoveries, and judgments, or every type of nature, brought or recovered against it or either or any of them for or on account of any personal injuries or damages to property received or sustained by any person or persons by reason of or arising out of or in connection with Second Party's occupation of said premises under this Lease.

14. The parties hereto mutually agree that this Agreement may be terminated by either party, without cause, by first giving 30 days written notice to the other party of the terminating party's intent to terminate this Agreement. Second Party shall be responsible to pay any unpaid rent including rent up to the termination date within said thirty day notice period. Upon termination, the premises shall be returned in the original condition and second party is responsible and liable to the first party for any damages or cost of cleanup.

15. The parties mutually agree that the First Party may terminate this Agreement on three days notice if the Second Party is in default of any provision of this Agreement for more than five days. Second Party is responsible to pay all court costs and attorney fees incurred by First Party in enforcing the terms of the agreement.

16. The City of Wyandotte may in its sole discretion decide to renew the contract for future years.

IN WITNESS WHEREOF, the Parties hereto, by authority of the representative officials of the First Party and the Second Party has caused these presents to be signed and sealed the day and year above set forth.

CITY OF WYANDOTTE
Authorized by

Joseph Peterson, Mayor

William R. Griggs, City Clerk
FIRST PARTY

George Campbell
SECOND PARTY

I hereby certify that the within document is correct as to legality and form,
subject to receipt of proper insurance.

Name William R. Griggs

Date 11-26-13

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

4

ITEM: Department of Engineering – File 4632 – Floor Covering at the Copeland Center

PRESENTER: Mark A. Kowalewski, City Engineer
Justin Lanagan, Superintendant of Recreation

Mark Kowalewski

12-11-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The existing vinyl composite tile (VCT) flooring at the Copeland Center is old, worn, cracking and becoming difficult to maintain. It is the original flooring and in need of replacement. It is proposed to remove and replace the VCT flooring in the main assembly room, hallways, activity rooms and closets, and, install carpeting in the office area.

STRATEGIC PLAN/GOALS: Maintaining recreational and leisure facilities and enhance the quality of life for residents.

ACTION REQUESTED: Adopt a Resolution accepting the low bidder for this work.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Work to be paid from the TIFA Recreation Account #492-200-850.524.

IMPLEMENTATION PLAN: Prepared resolution for Council to accept the bid from Omega Floor, Inc., in the amount of \$13,642.15, to perform the work.

DEPARTMENT RECOMMENDATION: Accept Omega.

CITY ADMINISTRATOR'S RECOMMENDATION: *Snyder*

LEGAL COUNSEL'S RECOMMENDATION: *William L. Ford APPROVED*

MAYOR'S RECOMMENDATION: *JRP*

MODEL RESOLUTION: Attached.

C

BID OPENING SUMMARY

2:00 PM MONDAY, DECEMBER 9, 2013

FILE #4632 – FLOOR COVERING AT THE COPELAND CENTER

<u>CONTRACTOR</u>	<u>AMOUNT BID</u>
Omega Floor, Inc. Harrison Twp., MI	\$13,642.15
Cohn's Commercial Floor Covering, Inc. Wixom, MI	\$16,924.50
City Carpet & Flooring Detroit, MI	\$19,464.73
DSHatfield & Associates LLC Saline, MI	\$32,035.75

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLVED BY MAYOR AND COUNCIL that Council hereby concurs in the recommendation of the City Engineer to accept the proposal from Omega Floor, Inc., Harrison Twp., Michigan, for File #4632 – Floor Covering at the Copeland Center, in the amount of \$13,642.15, as being the best bid received meeting specifications, and, the vinyl composite tile flooring removal and replacement costs will be paid from the TIFA Recreation Account #492-200-850.524;

FURTHER, this recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to maintain recreational and leisure facilities and enhance the quality of life for residents.

FURTHER RESOLVED that all bid bonds be returned to the unsuccessful bidders.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura, Jr.	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

5

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

ITEM: Department of Engineering – File 4633 – Partition at the Copeland Center

PRESENTER: Mark A. Kowalewski, City Engineer *Mark Kowalewski*
Justin Lanagan, Superintendant of Recreation

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The existing curtain partition separating the main assembly room and the activity room at the Copeland Center is old and worn, with tears in the fabric and stained from age. It is the original curtain partition and in need of replacement. It is proposed to remove and replace the existing partition with a new polyvinyl cloth partition. The project was advertised on the Michigan Intergovernmental Trade Network (MITN) and five (5) contractors obtained a copy of the bid proposal, however, only one (1) contractor submitted a bid.

STRATEGIC PLAN/GOALS: Maintaining recreational and leisure facilities and enhance the quality of life for residents.

ACTION REQUESTED: Adopt a Resolution accepting the low bidder for this work.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Work to be paid from the TIFA Recreation Account #492-200-850.524.

IMPLEMENTATION PLAN: Prepared resolution for Council to accept the bid from DSHatfield & Associates LLC, of Saline, Michigan, in the amount of \$8,385.00 to perform the work.

DEPARTMENT RECOMMENDATION: Accept DSHatfield & Associates LLC.

CITY ADMINISTRATOR'S RECOMMENDATION: *Shydel*

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: *APP by JD*

MODEL RESOLUTION: Attached.

C

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLVED BY MAYOR AND COUNCIL that Council hereby concurs in the recommendation of the City Engineer to accept the proposal from DSHatfield & Associates LLC, of Saline, Michigan, for File #4633 – Partition at the Copeland Center, in the amount of \$8,385.00 as being the best bid received meeting specifications, and the partition removal and replacement cost will be paid from the TIFA Recreation Account #492-200-850.524;

FURTHER, this recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to maintain recreational and leisure facilities and enhance the quality of life for residents.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura, Jr.	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

(b)

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

ITEM: Dumpster Pick-Up Fees

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 12-10-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Enclosed are the existing dumpster pick-up charges and proposed dumpster pick-up charges. The increases are in line with the Hauling Contract with Waste Management.

The proposed dumpster changes will take effect February 1, 2014.

STRATEGIC PLAN/GOALS: The City is committed to creating fiscal stability, streamlining government operations, making government more accountable and transparent to its citizens and making openness, ethics and customer service the cornerstones of our City government.

ACTION REQUESTED: Approved increase to the dumpster pick-up charges.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Adopt proposed changes to dumpster pick-up charges effective February 1, 2014.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION: *William & Sohn APPROV*

MAYOR'S RECOMMENDATION: *OK*

LIST OF ATTACHMENTS: Existing and Proposed Dumpster Pick-Up Charges Agreement for Purchase of a Dumpster

EXISTING 2013 MONTHLY DUMPSTER FEES

	<u>Pick-up Once a Week</u>	<u>Pick-up Twice a Week</u>	<u>Pick-up Three Times a Week</u>
2 c.y.	\$ 41.00	\$ 60.00	\$ 88.00
3 c.y.	\$ 47.00	\$ 77.00	\$ 114.00
4 c.y.	\$ 53.00	\$ 94.00	\$ 141.00
Special: 3 c.y. Pick-up 4 Times a Week	\$162.00		
4 c.y. Pick-up 5 Times a Week	\$291.00		

Corrugated Cardboard

6 c.y.	\$ 36.50	\$ 56.50	\$ 88.00
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Extra Fee of \$16.00 per month if a dumpster does not have a secure lid. Any unscheduled extra pick-ups will be charged \$48.00.

PROPOSED 2014 MONTHLY DUMPSTER FEES

	<u>Pick-up Once a Week</u>	<u>Pick-up Twice a Week</u>	<u>Pick-up Three Times a Week</u>
2 c.y.	\$ 41.00	\$ 63.00	\$ 91.00
3 c.y.	\$ 47.00	\$ 80.00	\$ 117.00
4 c.y.	\$ 53.00	\$ 98.00	\$ 145.00
Special: 3 c.y. Pick-up 4 Times a Week	\$162.00		
4 c.y. Pick-up 5 Times a Week	\$291.00		

Corrugated Cardboard

6 c.y.	\$ 38.00	\$ 58.00	\$ 89.00
--------	----------	----------	----------

- Extra Fee of \$16.00 per month if a dumpster does not have a secure lid.
- Any unscheduled extra pick-ups will be charged \$48.00.
- If purchasing a dumpster from the City the minimum monthly payment will be \$25.00 per month until the dumpster is paid off.

CITY OF WYANDOTTE
AGREEMENT FOR PURCHASE OF A DUMPSTER
FROM THE

DEPARTMENT OF PUBLIC SERVICE
4201 13th Street, Wyandotte, MI 48192

_____ ,
Print Name

Address

The undersigned agrees to pay the City of Wyandotte, Department of Public Service , a minimum Twenty-Five and 00/100 (\$25.00) Dollars per month towards the purchase of _____ cubic yard dumpster. The total cost of the dumpster is \$ _____ and will be paid off in _____ months. After final payment the dumpster will be owned by the dumpster customer and the monthly payments will no longer apply.

If the Dumpster Customer discontinues dumpster service with the City of Wyandotte the Dumpster Customer may pay off the balance of the purchase price of the dumpster within thirty (30) days after the discontinue of the dumpster service and take ownership of the dumpster. After thirty (30) days if balance is not received, the City will retain ownership of the dumpster and monthly payments received by the City will be considered a Rental Fee.

Signature Dumpster Customer

Signature DPS Supervisor, Sanitation Dept.

Date: _____

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED that Council concurs in the recommendation of the City Engineer and in accordance with Chapter 14, Garbage, Trash and Weeds, Section 14-5 Commercial Rubbish;
AND

BE IT FURTHER RESOLVED that Council approves the charges for non-portable receptacles (dumpster) effective February 1, 2014, as outlined in said communication.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

7

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

ITEM: Neighborhood Enterprise Zone (NEZ) Certificate for 199 Labadie, 209 Labadie and 229 Labadie

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski. 12-10-13

BACKGROUND: Attached please find the Council Resolutions approving MJC Labadie LLC to develop the land between 2nd Street and the railroad and St. Johns Street and Bennett Street and establishing the Neighborhood Enterprise Zone (NEZ) for this development. MJC Labadie LLC is now ready to secure permits for the construction of three (3) new single family homes at 199 Labadie, 209 Labadie and 229 Labadie. In order for the Developer to be eligible for the NEZ the attached applications must be approved by your Honorable Body.

STRATEGIC PLAN/GOALS: This recommendation is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 2010-2015 that identifies a commitment to historic preservation, the establishment of a long-term vision and strategy for preservation planning, and the importance of pursuing external funding of historical and legacy initiatives from federal, state, and private sources.

ACTION REQUESTED: Adopt a resolution concurring with recommendation to approve the NEZ applications.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Execute application and submit same to the State of Michigan.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Shuyda*

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: *OK [Signature]*

LIST OF ATTACHMENTS: Resolution authorizing sale of property
Resolution approving NEZ Area
Application for Neighborhood Enterprise Zone

#1

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL
Todd M. Browning
Sheri M. Sutherby-Fricke
Johnny A. Kolakowski
Joseph Peterson
Jason Ptak
Patrick J. Sutka

February 24, 2009

JAMES R. DESANA
RESOLUTION
MAYOR

Mark A. Kowalewski
City Engineer
3131 Biddle Avenue
Wyandotte, Michigan 48192

By Councilman Todd M. Browning
Supported by Councilman Jason Ptak

RESOLVED by the City Council that the communication from the City Engineer regarding Labadie Park Development is hereby received and placed on file; AND BE IT RESOLVED that Council CONCURS in the recommendation of the City Engineer to enter into Option to Purchase Real Estate Agreement with MJC Labadie Park LLC for the Labadie Park Condominium Property in the area of St. Johns, Railroad, Bennett and 2nd Street in the amount of \$610,000; AND BE IT RESOLVED that Council CONCURS with the recommendation of the City Engineer to enter into an Agreement with Soils and Materials Engineers, Inc. (SME) for the preparation of work plan and specifications to address MDEQ request to mitigate potential exposure to the off-site contamination at the Labadie Park Development in an amount not to exceed \$22,000. AND FURTHER that Joseph Voszatka is to proceed with oversight of the funds from Brownfield Revolving Loan Fund (BRLF) in accordance with his Agreement with the City; funding for both parties to be from BRLF; AND BE IT FURTHER RESOLVED that the Director of Administrative and Financial Services is to provide budget amendments for said receipt and expenditure of BRLF Grant Funds.

YEAS: Councilmembers Browning Fricke Kolakowski Peterson Ptak Sutka
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on February 23, 2009.

William R. Griggs
William R. Griggs
City Clerk

#2

RESOLUTION

Wyandotte, Michigan

Dated June 25th, 2007

RESOLUTION BY COUNCILPERSON Sheri M. Fricke

RESOLVED by the City Council that

WHEREAS, pursuant to the Neighborhood Enterprise Zone Act, Act 147 of 1992, as amended, the City of Wyandotte is authorized to provide for the creation of neighborhood enterprise zones; and

WHEREAS, the Act requires that the Council hold a public hearing not later than 45 days after the Clerk notifies the Assessor and each taxing unit that levies ad valorem property taxes in a proposed zone; and

WHEREAS, the Clerk notified each taxing unit by April 25, 2007, of the public hearing scheduled for June 4, 2007, and such hearing was held; and

WHEREAS on July 6, 1987, the City of Wyandotte adopted Ordinance No. 820 requiring the registration, inspection and Certificates of Compliance for all rental dwellings. Said ordinance is also known as Chapter 31.1 - Rental Dwellings and Rental Units, of the City's Code of Ordinance; and

WHEREAS, on March 21, 1988, the City of Wyandotte adopted Ordinance No. 840 requiring the inspection and Certificates of Approval for building code compliance of all one and two family dwellings prior to sale or transfer in the City of Wyandotte. Said ordinance is also known as Chapter 19 - Housing Code, Section 19-5 of the City's Code of Ordinance.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Council acknowledges receipt of the Assessor's amended report stating the amount of the true cash value of the property located within each proposed neighborhood enterprise zone as follows: Zone No. 4 - \$2,046,200; Zone 5 - \$845,600; Zone 6 - \$3,499,000; and Zone 7 - \$2,749,800.
2. The Council acknowledges receipt of an amended table prepared by the Community Development Director indicating the total acreage of each existing and proposed NEZ area as follows: the acreage of property within the three (3) existing NEZ's is approximately 151.577 acres (4.28% of the City's area); the acreage of property within the four (4) proposed NEZ's is approximately 17.3342 acres (0.50% of the City's area), and the combined acreage of property within the existing and proposed NEZ's is 169.3112 acres (4.78% of the City's area). A maximum of 15% of the City's area may be included within an NEZ.
3. The Council hereby finds that proposed Zone No. 4 is generally consistent with the Master Plan for Future Land Use - Railroad Corridor Area, adopted by the Planning and Rehabilitation Commission on October 20, 1994, and by the City Council on October 31, 1994, and as amended by the Planning and Rehabilitation Commission on October 16, 2003, and the City Council on October 27, 2003; and that said Zone No. 4 is consistent with the City's neighborhood preservation and economic development goals for the Railroad Corridor Area.
4. The Council hereby finds that proposed Zone Nos. 5 and 6 are both consistent with the Master Plan for Future Land Use - Garfield Neighborhood, adopted by the Planning and Rehabilitation Commission on October 20, 1994, and by the City Council on October 31, 1994, and as amended by the Planning and Rehabilitation Commission on October 16, 2003, and the City Council on October 27, 2003; and that said Zone Nos. 5 and 6 are consistent with the City's neighborhood preservation and economic development goals for the Garfield Neighborhood Area.

5. The Council hereby finds that proposed Zone No. 7 is consistent with the Master Plan for Future Land Use – Southeast Neighborhood, adopted by the Planning and Rehabilitation Commission on October 20, 1994, and by the City Council on October 31, 1994, and as amended by the Planning and Rehabilitation Commission on October 16, 2003, and the City Council on October 27, 2003; and that said Zone No. 7 is consistent with the City's neighborhood preservation and economic development goals for the McKinley School Area.
6. The Council hereby states that the City's goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within the proposed neighborhood enterprise zones and all residential areas are as set forth in the Master Plan for Future Land Use, as adopted by the Planning and Rehabilitation Commission on October 20, 1994, and by the City Council on October 31, 1994, and as amended by the Planning and Rehabilitation Commission on October 16, 2003, and the City Council on October 27, 2003, which states, in part: "Preserve and continuously improve the residential area and provide for a cross section of high quality housing suitable for all segments of population while maintaining emphasis on the single-family home"; "Improve the quality of housing"; and "The continuing stabilization and improvement of neighborhoods."
7. The Council hereby designates Neighborhood Enterprise Zone No. 4 for both new and rehabilitated facilities as that area described and depicted in Exhibit "1" hereto which area consists of approximately 9.4622 acres.
8. The Council hereby designates Neighborhood Enterprise Zone No. 5 for both new and rehabilitated facilities as that area described and depicted in Exhibit "2" hereto which area consists of approximately 1.7456 acres.
9. The Council hereby designates Neighborhood Enterprise Zone No. 6 for both new and rehabilitated facilities as that area described and depicted in Exhibit "3" hereto which area consists of approximately 4.2098 acres.
10. The Council hereby designates Neighborhood Enterprise Zone No. 7 for both new and rehabilitated facilities as that area described and depicted in Exhibit "4" hereto which area consists of approximately 2.3166 acres.
11. The Mayor and Clerk are hereby authorized to execute the necessary documents and to notify the State Tax Commission of passage of this resolution.

I move the adoption of the foregoing preamble and resolution.

MOTION BY COUNCILPERSON

Mary Jo J. Grotz

SUPPORTED BY COUNCILPERSON

Sue Grotz

YEAS

COUNCIL

Browning
 Fricke
 Kolakowski *ABSTAIN*
 Peterson
 Ptak
 Sutka

NAYS

ABSENT

#3

Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

STATE USE ONLY	
Application No.	Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)

Applicant Name MJC Labadie LLC			Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)		
Facility's Street Address 199-209-229 Labadie			Amount of years requested for exemption (6-15) 12		Is the facility owned or rented by occupants? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented
City Wyandotte	State MI	ZIP Code 48192	Name of City, Township or Village (taxing authority) City of Wyandotte		
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			Type of Property <input type="checkbox"/> House <input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Condo <input type="checkbox"/> Loft <input type="checkbox"/> Apartment - No. of Units _____		
County Wayne		School District Wyandotte		Name of LGU that established district Wyandotte City Council	
Name of LGU that established district Wyandotte City Council		Name or Number of Neighborhood Enterprise Zone NEZ #5		Date district was established 06/25/2007	
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____			Estimated Project Cost (per unit) \$115,000.00		
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. Construction of three (3) new single family home - condos					

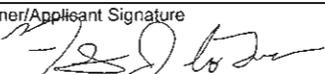
Timetable for undertaking and completing the rehabilitation or construction of the facility.
Start in Fall 2013 with completions spring 2014

PART 2: APPLICANT CERTIFICATION

Contact Name Anthony J. Loduca	Contact Telephone Number (734) 250-3768
Contact Fax Number (586) 262-5903	Contact E-mail Address aloduca@BuildTechSolutions.com
Owner/Applicant Name MJC LaBadie LLC	Owner/Applicant Telephone Number (586) 263-1203
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 46600 Romeo Plank Macomb Tsp., Mi 48044	Owner/Applicant E-mail Address aloduca@BuildTechSolutions.com

I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.

I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.

Owner/Applicant Signature  - MJC LaBadie LLC	Date 12/04/2013
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
<p>The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.</p> <p><input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.</p>			
Name of LGU City of Wyandotte			
Name of Assessor (First and last name) Thomas Woodruff		Telephone Number (734) 324-4510	
Fax Number (734) 324-4535		E-mail Address assessor@wyan.org	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature			Date
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU: <input type="checkbox"/> Exemption Approved for _____ Years (6-15) <input type="checkbox"/> Exemption Approved for _____ Years (11-17 historical credits) <input type="checkbox"/> Exemption Denied (include Resolution Denying)		The State Tax Commission requires the following documents be filed for an administratively complete application: <input type="checkbox"/> 1. Original Application <input type="checkbox"/> 2. Legal description of the real property with parcel code # <input type="checkbox"/> 3. Resolution approving/denying application (include # of years) <input type="checkbox"/> 4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Date of resolution approving/denying this application			
Clerk's Name (First and Last) William R. Griggs		Telephone Number (734) 324-4563	
Fax Number (734) 324-4535		E-mail Address wgriggs@wyan.org	
Mailing Address 3200 Biddle Avenue		City Wyandotte	State MI
		ZIP Code 48192	
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer regarding the Application for a Neighborhood Enterprise Zone Certificate for 199 Labadie, 209 Labadie and 229 Labadie; AND

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to execute said applications for a 12 year Neighborhood Enterprise Zone Certificate.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

⑧

MEETING DATE: December 16, 2013

AGENDA ITEM #

ITEM: Continuation and Extension of the Joint Management Committee (JMC) Memorandum of Understanding (MOU) for the Downriver Sewage Disposal System

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 12-10-13

BACKGROUND: Wayne County operates the Waste Water Treatment Plant (WWTP) that is funded by the Thirteen (13) Communities that utilize the WWTP. Since January 1, 2012, the Cities have participated on a Joint Management Committee (JMC) to oversee the operations of the WWTP. The proposed Resolution will extend the JMC Agreement. The Cities are further requesting the County use its best efforts and prioritize the process of concluding negotiations on a New Contract to operate the WWTP by March 1, 2014. Also, the City must designate a representative and alternate representative to the JMC. In the past, the Mayor was appointed as the representative and the City Engineer as the alternate representative.

The attached Resolution will need to be adopted by each City.

STRATEGIC PLAN/GOALS: We are committed to maintaining and developing excellent neighborhoods by tracking infrastructure conditions in all neighborhoods.

ACTION REQUESTED: Adopt the attached Resolution

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Continue participating with the JMC.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Support*

LEGAL COUNSEL'S RECOMMENDATION: *Willin & Forth APPVD*

MAYOR'S RECOMMENDATION: *OK*

LIST OF ATTACHMENTS: JMC – Memorandum of Understanding and Resolution for Continuation of Downriver Wastewater Treatment System.

December 2, 2001
First Revision September 10, 2002
Second Revision November 1, 2004
Third Revision November 2, 2005
Fourth Revision January 18, 2007
Fifth Revision January 1, 2009
Sixth Revision January 1, 2011
Seventh Revision January 1, 2013
Eighth Revision January 1, 2014

**JOINT MANAGEMENT COMMITTEE
MEMORANDUM OF UNDERSTANDING**

I. PURPOSE

It is the purpose of this Joint Management Committee Memorandum of Understanding (hereinafter the "Agreement") to set forth the composition, duties, and responsibilities of a Joint Management Committee (hereinafter the "Committee" or the "JMC") which was formed as more particularly described below, for the management and control of the Downriver Sewage Disposal System (hereinafter the "System"). This Agreement may provide a framework for consideration of a new permanent community entity for the ownership and control of the System.

II. HISTORY

The System currently serves thirteen communities within Wayne County, namely the Cities of Belleville, Ecorse, Lincoln Park, River Rouge, Southgate, Wyandotte, Allen Park, Taylor, Dearborn Heights, Romulus, Riverview and the Charter Townships of Van Buren and Brownstown (hereinafter the "Communities"), and consists of a network of interceptors, basins, bypasses, outfalls, metering devices, pump stations, tunnels and the Wyandotte Wastewater Treatment Plant (hereinafter collectively the "Treatment Facilities"). It is understood that Local Sewer Systems connect to the System. The System and Treatment Facilities are currently being operated by Wayne County (hereinafter the "County") on behalf of the Communities pursuant to a March 1, 1962 Downriver Sewage Disposal System Contract as amended (hereinafter the "Contract") between the County and the Communities, which Contract expired on March 1, 2012. Since 1994, the System and the Treatment Facilities have undergone a major expansion and renovation pursuant to the terms and conditions of a Consent Decree dated May 24, 1994 and Financing Plan entered in the matter of United States, et al vs. Wayne County, et al., Civil Action No. 8770992 in the United States District Court for the Eastern District of Michigan. While the Consent Decree was terminated on November 28, 2005, financing obligations related to the System improvements remain in place.

The County and the Communities (together referred to as "Members") have worked together to increase the Communities' input in the operation and maintenance of the Treatment Facilities, as a result of the expansion, renovation and the resulting issuance of bond obligations, all of which have substantially changed the System and Treatment Facilities.

In particular, the Contract and past practice designates the County as the entity responsible for operating, managing and controlling the System and Treatment Facilities on behalf of the Communities, while the Communities are responsible for funding the operation, maintenance, expansion, renovation, rehabilitation and capital improvements to the System and Treatment Facilities. The Members wish to adjust this relationship as to management, operation and control of the System and Treatment Facilities through the formation of the Committee pursuant to the terms and conditions of this Agreement.

The Members acknowledge that they hold differing positions on the question of ownership of the Downriver System. It is not the intent of the parties that this Agreement in any way shall constitute a waiver of or prejudice to the respective positions of the parties on this question of ownership.

III. COMMITTEE

1. Term. The Committee was created on a pilot/experimental basis in January 1, 2002. Since then, the Memorandum of Understanding has been extended and amended. The County and the Communities desire to extend the term of this Agreement by one (1) year commencing January 1, 2014 and concluding on December 31, 2014. However, any Member may terminate its participation in the Committee at any time, by giving written notice to the Committee of the termination. The notice must specify the effective date of termination at least 60 days prior to its occurrence. If less than a majority of Members have terminated, the Committee will continue to operate unless and until a majority of member Communities terminate their participation in the Committee. If a majority of member Communities terminate participation in the Committee, the Committee will automatically dissolve.
2. Composition. The Committee shall consist of the Mayor, City Manager, City Administrator, Township Supervisor or other elected official or their designee, of each Community as selected by that Community, provided, however, that it is highly recommended that the JMC's Executive Committee shall only consist of a Community Mayor, Township Supervisor, City Manager, City Administrator or other elected official. Each Community shall also select an alternate. The Committee shall also consist of the Director of the Treatment Facility, County Executive, or his designee, and an alternate. The County and each Community shall be entitled to one

representative as set forth above in attendance at each meeting of the JMC, provided, however, that other representatives of the County and the Communities may attend and participate in discussions at meetings of the JMC. The Committee shall annually elect, by majority vote, a Chairperson, Vice-Chairperson and a Secretary to serve for a term of 1 year. The Chairperson, Vice-Chairperson and Secretary shall comprise the Executive Committee of the JMC.

3. JMC Meetings. The Committee shall meet at designated times and locations mutually convenient to the greatest extent possible for all representatives. It is anticipated that regular meetings of the JMC shall occur not more often than quarterly. Agendas will be distributed and circulated at least seventy-two (72) hours in advance of all meetings to all representatives of the Committee by the County.
4. Responsibilities. The Committee shall be responsible for the overall management and control of the System and Treatment Facilities, subject only to oversight by the Wayne County Commission and/or County Executive as the case may be. To the greatest extent possible, as allowed by applicable law, all decisions by the Committee shall be final. The Committee shall report directly, as may be required, to the County Executive through the County Department of Environment. The County shall designate the Director of the System. The Director or his designee shall report directly to the Committee. The Committee's responsibilities shall include, by way of example and not limitation the following:
 - a. Review and approval of the annual operational budget.
 - b. Approval of all contracts for operation, maintenance, repairs and modifications, where the cost exceeds \$50,000.
 - c. Review and approval of the rates and charges to be made for operation of said System, for the ensuing fiscal year.
 - d. Rates and charges for sewage disposal shall be made to each Community upon the basis of a schedule of rates and charges promulgated from time to time by the Committee. Any rates and charges specified in any such schedule shall be subject to adjustment by the Committee in accordance with the notice provisions of the Contract, if necessary, in order to provide funds to meet the obligations of this Agreement.
 - e. The County shall generate the bills and collect the revenues for the rates and charges for operation and maintenance costs of the System. Such bills shall be payable monthly or quarterly as

shall be determined by the Committee. If any Community does not pay its System rates or charges on the date when the same becomes due, then there shall be added to such charge a penalty of one percent (1%) for each month or fraction thereof for which the same remains unpaid. The payment of such operation and maintenance System charges by each Community shall be the general obligation of such Community and any method permitted by law may be utilized for the collection of such charges due under this Agreement.

- f. Each of the Communities shall establish rates to be collected from its individual users. The JMC shall not set rates for individual Communities.
 - g. Dispute Resolution.
 - h. Make final decisions on allocation of System costs among the Communities.
 - i. Other rights, interests, and responsibilities provided for in the Contract, which rights, interests and responsibilities remain in effect.
 - j. Adhere, when applicable, to the Emergency/Exigent Procurement Procedure, a copy of which is attached hereto and incorporated fully herein by reference as JMC Resolution 20061.
5. Voting. Each representative, with the exception of the County representative who shall be a non-voting member, shall have one vote on each matter voted upon by the Committee; provided however, that the Committee representatives shall use their best efforts to arrive at a consensus on all matters considered by the Committee. A quorum constituting a majority of the voting representatives of the Committee shall be required to conduct business. The duties heretofore set forth may be exercised by majority vote of the representatives of the Committee present at any meeting in which there is a quorum, except for the amendment of this Agreement, the expenditure of funds in excess of \$1,000,000.00, or the issuance of financial obligations in which case consent by 2/3's of the representatives of the Committee present shall be required, together with any other approvals which may be required by law. The meeting of the Committee shall follow the agenda previously distributed as required in Section III. 3 ("JMC Meetings") and all matters (including all supporting documentation) upon which a vote is required shall have been submitted to the Committee at least seventy-two (72) hours in advance of the meeting at which the vote is taken; provided

however, that the JMC Executive Committee may, under exceptional circumstances, consider emergency matters upon less than a seventy-two (72) hour notice. If a majority and/or 2/3's vote (whichever if required) cannot be reached or the Committee fails to act within seven (7) business days after a matter is presented for vote, the Director of the System's decision shall be final. Matters which have been presented to the Committee for action but which have been tabled, referred to subcommittee for consideration and/or upon which further information is sought, shall not be acted upon by the Director of the System, except in emergency conditions.

6. JMC Executive Committee Meeting and Duties. The JMC Executive Committee shall be comprised only of a JMC Community member's representative or its alternate, though it is highly recommended that the JMC Executive Committee shall only consist of Community Mayor, Township Supervisor, City Manager, City Administrator or other elected official. It is contemplated that membership on the JMC Executive Committee will rotate through each member Community such that the composition of the JMC Executive Committee shall change annually in order that each Community will ultimately share the responsibility of having its representative serve on the JMC Executive Committee. The JMC Executive Committee shall meet on an as needed basis between regularly scheduled meetings of the JMC. Two members of the JMC Executive Committee shall constitute a quorum. Notice of all JMC Executive Committee meetings shall be given to all JMC members at least two (2) business days prior to its meeting. The JMC Executive Committee shall perform the responsibilities of the JMC as may be necessary between regularly scheduled meetings of the JMC. The JMC Executive Committee may call special meetings of the JMC on two (2) business days prior notice.
7. Subcommittees. The Committee may establish such subcommittees including, but not limited to, technical/engineering, finance/accounting and/or legal/policy, as the Committee deems appropriate.

IV. SYSTEM OPERATION

The County shall continue to operate the System on a day-to-day basis for the benefit of and on behalf of the Communities as may be directed by the Committee consistent with applicable law. The County's duties shall include but not be limited to the following:

1. Operate and maintain the System in accordance with this Agreement and all applicable agreements, NPDES Permits, EPA and MDEQ rules, and such other federal, state and local governmental rules, regulations

and laws which may apply to the System, in order to maintain the System in good working order and repair, and increase reliability, improve performance and reduce costs of System operation.

2. The County shall provide timely and appropriate information on System operation and maintenance to the Committee and its representatives. This includes but is not limited to copies of all NPDES permit reports, periodic reports compiling dry and wet weather flow meter and rain gage information from the System Monitoring Program, information as may be required by the Committee or Community representatives relating to preventative maintenance activities, grants and loans, corrective maintenance and repairs, and information on the operational status of facilities and equipment. The County shall also inform the Committee as to the status of compliance with applicable laws, regulations, permits and agreements and steps being taken to remediate any non-compliance which may occur.
3. Provide reasonable access to the System for Committee representatives.
4. Meet periodically with representatives of the Committee to review and discuss operations and maintenance activities, plans and priorities for the System.
5. Provide periodic reports to the Committee on performance measures and benchmarks which are used to gage the overall efficiency of the System operation.
6. Preparation of a detailed line item operation and maintenance budget that the County will operate the System under irrespective of the Commission approved budget. The budget shall be presented to the Finance Committee for review, modification and approval. The Finance Committee will then present the budget to the Committee for their approval. Amendments to the Committee approved budget will be presented to the Finance Committee for approval and then presented to the Committee for their approval prior to incurring expenses in excess of budgeted amounts, when possible. In addition, the County will prepare an annual capital improvement plan to be presented to and approved by the Committee.
7. Provide prompt notice to all the Communities of any forfeiture, emergencies or excess flow that may cause the System to be restricted in its ability to handle the normal permitted flows from the Communities.

8. Operate the System so as to prevent or eliminate basement flooding in the Communities to the greatest degree possible including the use of flow restrictions and/or bypasses in accordance with the Emergency Operations Plan and monitor flows in accordance with the System Monitoring Plan.
9. The chargebacks to the System shall be in accordance with the JMC Resolution dated February 10, 2005 adopting and approving the Downriver Sewage Disposal System Wayne County Chargeback Proposal both of which are attached hereto and incorporated fully herein by reference. The reference to the "consumer price index" in Paragraph 5 of the Chargeback Proposal shall mean the Detroit All Items Consumer Price Index.
10. The County shall obtain insurance coverage which shall be charged to the System, in accordance with the recommendation made by the Committee, for any claim or lawsuit seeking monetary damages for the discharge, release or migration of pollutants (including cleanup and removal), bodily injury, property damage, personal injury, malpractice, motor vehicle liability and wrongful acts in an amount per occurrence as approved by the Committee. The Communities may obtain separate insurance coverages.
11. The County shall provide the Committee with a quarterly financial report within forty-five (45) days of the end of each quarter and an annual financial report within one hundred eighty (180) days after the end of each fiscal year containing the general status of the operation and maintenance activities, a complete breakdown of all financial revenues and expenditures for the System (including operation, maintenance and capital improvements) and the goals for the upcoming quarter. The Committee shall have full access to the books and records of the System, reasonable access to System employees, agents and representatives for informational purposes and the right to audit both operational and financial performances of the System.

V. RESOLUTION

The Communities entering into this Agreement shall do so by the passage of a formal resolution. The County Commission and/or the County Executive or his designee shall provide written acceptance of the County's participation in this Agreement.

VI. 1962 CONTRACT

The Contract shall remain in full force and effect and the parties respective rights, interests and obligations in the Contract shall not otherwise be affected by this Agreement.

RESOLUTION FOR CONTINUATION OF DOWNRIVER
WASTEWATER TREATMENT SYSTEM
JOINT MANAGEMENT COMMITTEE

Minutes of a Regular Meeting of the City Council of the City of Wyandotte
County of Wayne, Michigan, held in the City, on the 16th day of December, 2013,
at 7:00 a.m./p.m.

PRESENT _____

ABSENT _____

On Motion of _____, supported
by _____;

WHEREAS, effective March 1, 1962, a contract (the "Contract") was entered by and between the City of Belleville, City of Ecorse, City of Lincoln Park, City of River Rouge, City of Southgate, City of Wyandotte, City of Allen Park, City of Taylor, City of Dearborn Heights, City of Romulus, City of Riverview, Charter Township of Van Buren and Charter Township of Brownstown, (hereafter collectively called "the Municipalities," individually, "the Municipality"), being Cities and Townships located in the County of Wayne, Michigan and the County of Wayne, a Charter County, (hereafter called "The County") for the purposes of establishing the Downriver Sewage Disposal System, (hereafter "the System"), for the treatment and disposal of sanitary sewage emanating from the Municipalities, and

WHEREAS, that Contract, as amended, provided for the operation of said System by the County, which contract has an expiration date of March 1, 2012, and

WHEREAS, the System has undergone a major expansion and renovation as a result of United States of America EPA and Michigan Department of Environmental Quality mandates

which were set forth in a Consent Decree dated May 24, 1994 in the matter of *United States of America, et al vs. Wayne County Michigan, et al*, Civil Action No. 87-70992, filed in the U.S. District Court, Eastern District of Michigan, Southern Division, and

WHEREAS, as a result of said Consent Decree, including the amendments thereto, the System has undergone a major renovation and expansion, the parties have issued bonds in the aggregate amount of approximately \$350 million pursuant to a Financing Plan and Final Judgment entered in the above referenced matter on March 14, 1994, and

WHEREAS, as a result of said expansion and renovation, and the resulting issuance of bond obligations, all of which have substantially changed the System from that originally designed or contemplated at the execution of the Contract, the parties desire to properly reflect the rights and obligations of the parties as their interest presently appear, and

WHEREAS, the Contract and past practices establish the County as the entity responsible for operating, managing and controlling the System, while the Municipalities are responsible for funding the operation, maintenance, expansion, renovation, rehabilitation and capital improvements to the System, and

WHEREAS, the County and Municipalities wish to adjust this relationship as to management, operation and control of the System, to allow the Municipalities more involvement in the operation, management and control of the System by forming a Joint Management Committee pursuant to the terms and conditions set forth in the Joint Management Committee Memorandum of Understanding, as revised (Exhibit 1), and

WHEREAS, the purpose of the Joint Management Committee Memorandum of Understanding is to set forth the composition, duties and responsibilities of a Joint Management

Committee, which Committee was formed on a one year pilot/experimental basis on January 1, 2002, for the management and control of the System, and

WHEREAS, the Municipalities and the County extended the terms of the Memorandum of Understanding for a period of two years, commencing January 1, 2003, upon the terms and conditions set forth in Section III, paragraph (1) of the Memorandum of Understanding, and

WHEREAS, the Municipalities and the County extended the terms of the Memorandum of Understanding for a period of one year, commencing January 1, 2005, with an option to extend a second year commencing January 1, 2006 provided the option is exercised by the Municipalities and the County no later than 10 days prior to December 31, 2005, and

WHEREAS, the Municipalities and the County exercised their option and extended the term of the Memorandum of Understanding for a period of one year, commencing January 1, 2006; and

WHEREAS, the Municipalities and the County extended the operation of the Joint Management Committee and the term of the Memorandum of Understanding, as revised, for a period of two (2) years commencing January 1, 2007; and

WHEREAS, the Municipalities and the County further extended the operation of the Joint Management Committee and the term of the Memorandum of Understanding, as revised, for a period of two (2) years commencing January 1, 2009; and

WHEREAS, the Municipalities and the County further extended the operation of the Joint Management Committee and the term of the Memorandum of Understanding, as revised for a period of one (1) year commencing on January 1, 2011; and

WHEREAS, the Contract expired on March 1, 2012 and the County pursuant to a letter dated April 2, 2012, confirmed that "The County will also continue to adhere to the most recent

Memorandum of Understanding with the Joint Management Committee so long as the parties continue to work in good faith toward adoption of a new sewer disposal contract”; and

WHEREAS, the Municipalities are extremely disappointed and frustrated at the unreasonable delays and lack of progress to date in the negotiation and finalization of a new Downriver Sewage Disposal System Contract (“New Contract”) with the County; and

WHEREAS, the Municipalities are insistent that the County use its best efforts and prioritize the process of concluding negotiations on a New Contract with the Municipalities by March 1, 2014 (the two-year anniversary of the expiration of the Contract); and

WHEREAS, while the negotiations of a New Contract were ongoing the Municipalities retroactively extended the existence and operation of the Joint Management Committee past the December 31, 2011 expiration date of the Memorandum of Understanding for an additional term of two (2) years commencing January 1, 2012 and concluding December 31, 2013; and

WHEREAS, the municipalities desire to extend the existence and operation of the Joint Management Committee pursuant to the terms and conditions of the Memorandum of Understanding for an additional period of one (1) year commencing January 1, 2014 and concluding on December 31, 2014.

NOW, THEREFORE, BE IT RESOLVED THAT:

The City of Wyandotte hereby approves of and authorizes the full and necessary participation in the Joint Management Committee as extended through December 31, 2014 pursuant to terms and conditions set forth in Exhibit 1.

The City hereby designates ~~Joseph R. Peterson~~ as its JMC representative, and Mark A. Kowalewski as its alternate representative.

BE IT FURTHER RESOLVED THAT:

The Municipalities and the County use their best efforts and prioritize the process of concluding negotiations, finalizing and executing a new Downriver Sewage Disposal System Contract on or before Saturday, March 1, 2014.

This Resolution shall take immediate effect.

AYES: _____

NAYS: _____

RESOLUTION DECLARED UNANIMOUSLY ADOPTED.

CITY OF WYANDOTTE

By _____
Mayor

and _____
Clerk

I, William R. Griggs, City Clerk of the City of Wyandotte, County of Wayne, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Council of the City of Wyandotte, at a Regular Meeting on _____, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2013.

Clerk
City of Wyandotte
Wayne County, Michigan

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

9

ITEM: Sale of the former 2337 8th Street (30' x 102')

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 12-11-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased with TIFA Funds. Recommendation is to sell 17.5 feet of the property to the adjacent property owner at 2325 8th Street, Ms. Tammy Folger, for the amount of \$875.00 which is based on \$50 per front footage price. The combination of the two (2) parcels will result in one (1) parcel measuring 77.5' x 102'. The remaining 12.5' of the property will be held.

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by; matching tools and efforts to the conditions in city neighborhoods and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Approve Purchase Agreement to sell property to the adjacent property owner.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Once approved, will schedule closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

Support

LEGAL COUNSEL'S RECOMMENDATION:

William R. Fox

MAYOR'S RECOMMENDATION:

OT + [Signature]

LIST OF ATTACHMENTS: Sales Agreement, property map and Resolution for the Policy for the Sale of Non-Buildable Lots.

LOOK, MAKOWSKI and LOOK
 ATTORNEYS AND COUNSELORS AT LAW
 PROFESSIONAL CORPORATION
 2241 OAK STREET
 WYANDOTTE, MICHIGAN 48192-5390

William R. Look
 Steven R. Makowski

(734) 285-6500
 FAX (734) 285-4160

Richard W. Look
 (1912-1993)

PURCHASE AGREEMENT

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of

Wyandotte, Wayne County, Michigan, described as follows:
The north 17.5 feet of Lot 48 Moe's Subdivision, as recorded in Liber 24, Page 84 of Plats, Wayne County Records being known as part of the former 2337 8th Street, and to pay therefore the sum of Eight Hundred Seventy-Five & 00/100 (\$875.00) 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

<i>PROMISSORY/ MORTGAGE SALE</i>	1. The Purchase Price of \$875.00 plus closing costs to be determined at closing shall be paid to the Seller when the above described property is sold, refinanced, transferred in any manner, conveyed or otherwise disposed of by the Purchaser as evidence by a Promissory Note. A mortgage will be executed and recorded at the time of closing to secure repayment. The mortgage will include the above described property and the adjacent property currently owned by Purchaser. Purchaser is responsible to pay for the recording costs of the mortgage and discharge of mortgage and said amounts will be added to the purchase price at the time of closing. In the event the Purchaser fails to pay the purchase price when due, the Seller may foreclose by advertisement on the mortgaged premises and Purchaser agrees to pay Seller's reasonable attorney fees and all costs associated with said foreclosure. Should this property or the property at <u>2325 8th Street, Wyandotte, MI</u> be foreclosed on by any Financial or County Entity this property shall be returned to the Seller.
<i>Evidence of Title</i>	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.
<i>Time of Closing</i>	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.
<i>Purchaser's Default</i>	4. 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.
<i>Seller's Default</i>	5. 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.
<i>Title Objections</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: _____ _____ If the Seller occupies the property, it shall be vacated on or before _____ From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ _____ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____
<i>Possession</i>	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.
<i>Taxes</i>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement

9. The Broker is hereby authorized to make this offer and the deposit of N/A 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.

11. 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 _____

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: Contingent upon the following: 1. City Council approval. 2. Seller agrees, at closing, to combine this property with property currently owned by Purchaser known as 2325 8th Street. 3. Purchaser is required to remove front yard fence or obtain variance from ZBA. Purchaser will be responsible for closing fees including, but not limited, to engineering & tax mapping services of Wayne County in the amount of \$150.00, title premium and recording fees. Closing fees will be included into the Promissory Note/Mortgage amount. Further, a deed restriction will be placed on the deed which will indicate that if the property at 2325 8th Street is foreclosed on by any entity the property being purchased under this Agreement will revert back to the City of Wyandotte. Property is being purchased in an "as is" condition.

CHECK BOX IF CLOSING FEE OF \$200.00 IS TO BE PAID BY PURCHASER IS REQUIRED.

IN PRESENCE OF:

Tammy Sara Folger L.S.
Purchaser

L.S.
Purchaser

Address 2325 8th Street, Wyandotte, MI 48192

Dated _____ Phone: 248-202-8623

BROKER'S ACKNOWLEDGMENT OF DEPOSIT

Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in Paragraphs 8 and 9 above, or will be returned forthwith after tender if the foregoing offer and deposit is declined.

Address _____
Broker

Phone _____ By: _____

This is a co-operative sale on a _____ basis with _____

ACCEPTANCE OF OFFER

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of (_____ Dollars) (_____ per cent of the sale price), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered.

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.

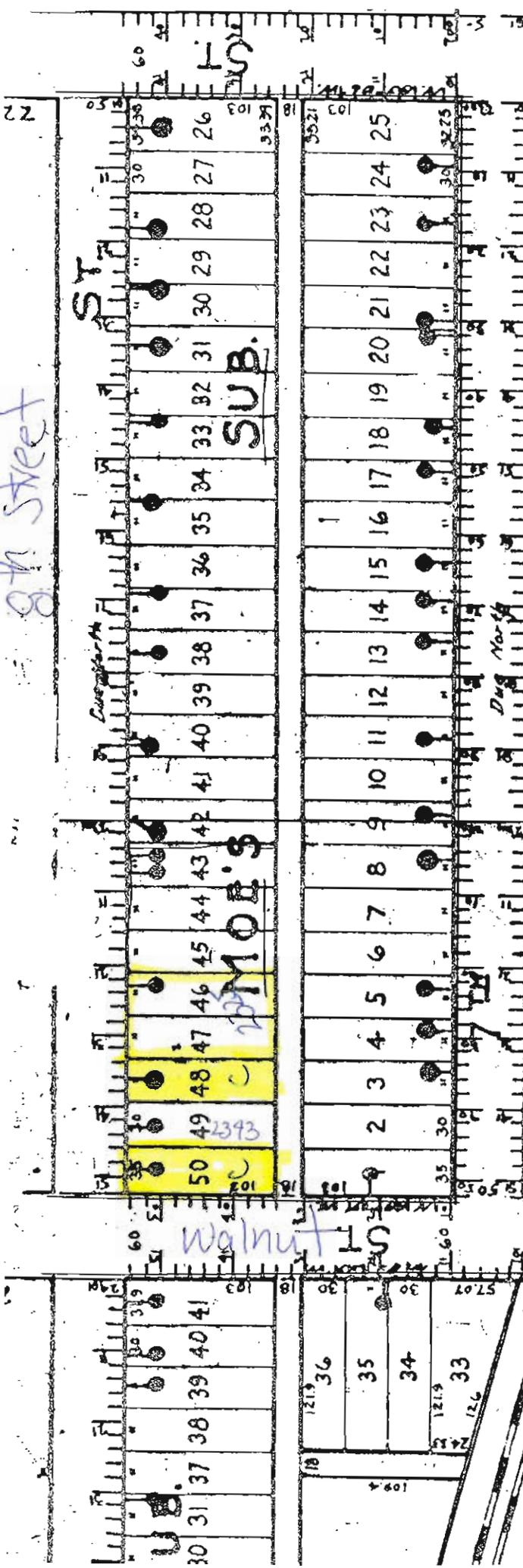
CITY OF WYANDOTTE:

IN PRESENCE OF:

Joseph R. Peterson, Mayor L.S.
Seller

L.S.
William R. Griggs, City Clerk Seller
Address 3200 Biddle Ave., Wyandotte

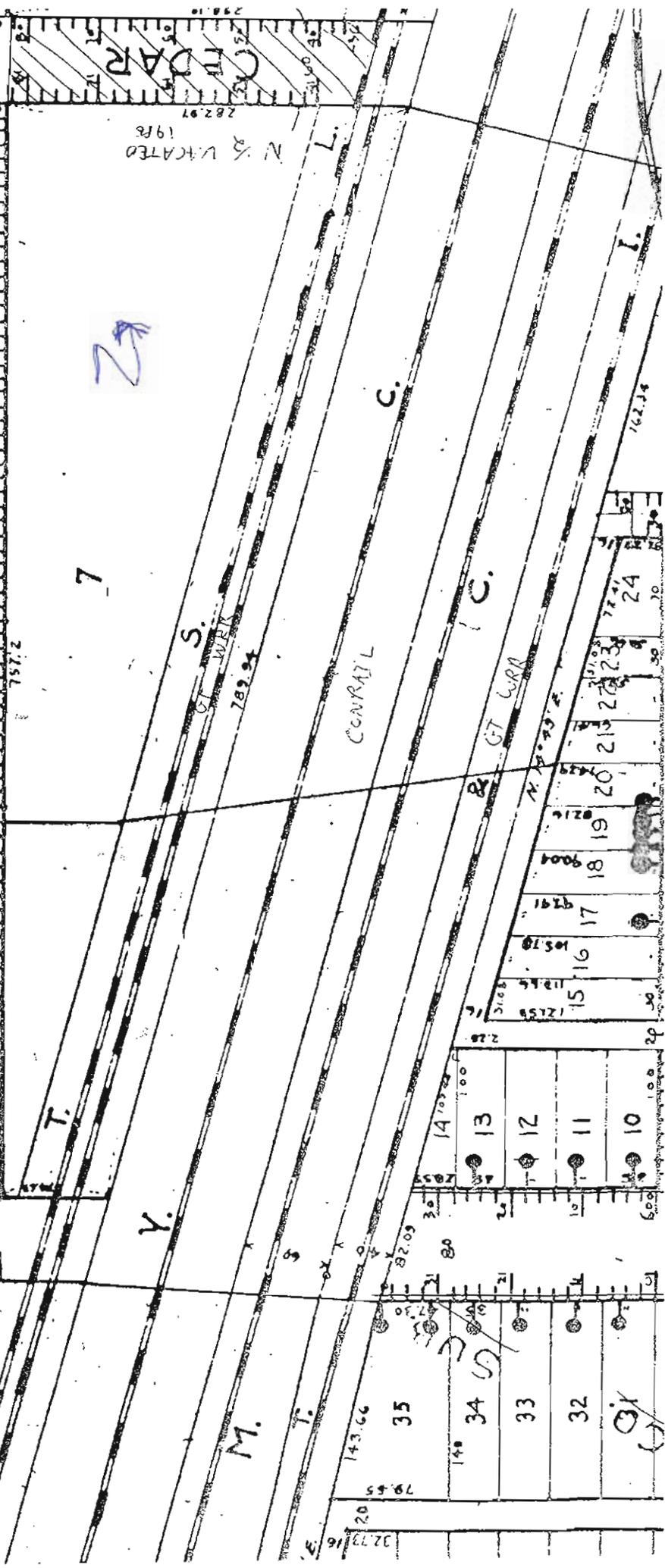
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POLICY FOR THE SALE OF NON-BUILDABLE LOTS

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL
Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

September 11, 2012.

JOSEPH R. PETERSON
MAYOR
RESOLUTION

Marjorie Griggs
2442-9th Street
Wyandotte, Michigan 48192

By Councilman Leonard Sabuda
Supported by Councilman Todd M. Browning

RESOLVED by the City Council that the communication from Marjorie Griggs, 2442-9th Street, Wyandotte relative to the purchase of adjacent property is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Engineer's office is directed to offer for sale all non-buildable lots at the cost of \$50.00 per front foot and to permit the purchase to be made by deferred payment. This resolution applies to any pending sales that have not yet closed.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda Stec
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on September 10, 2012.

William R. Griggs
William R. Griggs
City Clerk

CC: City Engineer, City Assessor

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that Council approves the Purchase Agreement to sell 17.5 feet of the former 2337 8th Street, to Tammy Folger, the adjacent property owner at 2325 8th Street, in the amount of \$875.00; 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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

10

MEETING DATE: December 16, 2013

AGENDA ITEM #

ITEM: Amendment to Article XIII – CBD Central Business District, Section 1301 Special Uses, D and to the Parking Ordinance, Section 2403.R.1.b

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 12-11-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The Central Business District (CBD) lacks clarity as to the requirements for mixed use buildings over two stories. It is recommended to clarify Article XIII, Section 1301 Special Uses, D. Second Floor Dwellings by adding “and above”. Further, the parking requirements, Section 2403.R.1.b. does not include a provision for 1 bedroom apartments. It is recommended to add a requirement for multiple family uses to require one and one-half (1 ½) parking spaces for each dwelling unit of one (1) bedroom.

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: Refer proposed changes to the Zoning Ordinance to the Planning Commission for the required public hearing.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Planning Commission holds public hearing with recommendation to be reported back to City Council for action.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR’S RECOMMENDATION: *Support*

LEGAL COUNSEL’S RECOMMENDATION: *William R. Cook*

MAYOR’S RECOMMENDATION: *OK*

LIST OF ATTACHMENTS: Pages 13-1, 13-2, 21-1 and 24-10 of the Wyandotte Zoning Ordinance

ARTICLE XIII – CBD CENTRAL BUSINESS DISTRICT

INTENT:

The CBD Central Business District is designed to provide for office buildings and the great variety of retail stores and related activities which occupy the prime retail frontage by serving the comparison, convenience and service needs of the entire city area as well as a substantial area of the adjacent and surrounding residential developments beyond the city limits. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage all within a building design context which reflects the historic character of the city's early history.

1300 PRINCIPAL USES PERMITTED

In a CBD Central Business District, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this ordinance.

- A. Multiple dwellings as permitted and controlled in Article IX of this ordinance, except as hereinafter modified and further excepting the uses of the RA and RT District.
- B. Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, furniture, clothing, dry goods, notions, or hardware.
- C. Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe, and etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers and dry cleaners.
- D. Hotels
- E. Restaurants and taverns where the patrons are served within the building occupied by such establishment, and wherein said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in restaurant and subject further to the requirements of Section 1302 F and Article XXIII of this ordinance.
- F. Theaters when completely enclosed.
- G. Offices and office buildings of an executive, administrative, professional or medical nature.
- H. Banks, with drive-in facilities permitted when said drive-in facilities are incidental to the principal function.

1301 CBD BUSINESS

- I. Municipal, state and federal buildings.
- J. Offices and showrooms of plumbers, electricians, decorating or similar trades, in connection with which not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise, and provided that: The ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices, or display. All storage materials shall be within the confines of a building or part thereof occupied by said establishment.
- K. Business schools, or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, the following: dance studios, music and voice schools, and art studios.
- L. Newspaper offices.
- M. Storage space when accessory to any principal use permitted, provided that such space is within the confines of the building or part thereof occupied by said establishment.
- N. Parking lots and parking structures.
- O. Other uses which are similar to the above uses.
- P. Accessory structures and uses customarily incidental to the above permitted uses, provided such buildings and uses are located on the same zoning lot with a permitted use.

1301 SPECIAL USES

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed in Article XXII for each use and subject to the review and approval of a site plan in accord with Section 2607 and after a public hearing in accord with Section 2608 by the Planning Commission.

- A. Outdoor café
- B. Bed and breakfast dwellings
- C. Satellite dish antennae
- D. Second floor dwellings

SCHEDULE OF REGS

ARTICLE XXI – SCHEDULE OF REGULATIONS

2100 LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE

	Minimum Size Lot per Dwelling		Maximum Height of Structure		Minimum Yard Setback (Per Lot in Feet)			Maximum Percent of Lot Coverage	
	Area in Sq. Ft.	Width in Ft.	In Stories	In Feet	Front	Sides Least One Total of Two	Rear	Area of all Structures	
RA – One Family Residential	5,000	50	2	30(a)	20(d)	4(b,c) (aa)	12(b,c)	25	35%
RT – One and Two Family Residential	5,000	35	2	30(a)	20(d)	4(b,c) (aa)	12(b,c)	25	35%
RU – Recreation Unit Districts	1,000	20	--	30(r-2)	--	2(s-2)	4(s-2)	10	--
RM-1 – Multiple Family Residential	(e,f)	(e,f)	2	30(a)	20(h,d)	10(h,i)	20(h,i)	25(h,i)	35%
RM-1A – Multiple Family Residential	(f,q)	(f,q,s-1)	3	35(a)	20(d)	5(b,i,r-1)	15(b,i,r-1)	20(h,i)	40%
RM-2 – Townhouse Residential	(e,f)	(e,f)	3(ab)	35(a,ab)	10(d,ac)	7(h)	14(h)	20(h)	38%
RM-3 – Multiple Family Residential	(j)	(j)	8(k)	80(k)	20(d)	3(i,b)	10(i,b)	20(i,l)	40%
OS – Office Services	--	--	2	30	5(m,w)	5(n)	10(n)	10(o)	--
B-1 – Neighborhood Business	--	--	2	30	5(m,w)	5(n)	10(n)	10(o)	--
B-2 – General Business	--	--	4	40	5(m,w,z)	5(n)	10(n)	10	--
CBD – Central Business	--	--	8(p) (ad)	80(p) (ad)	(v,w)	5(n)	10(n)	10	--

2403 PARKING

- Q. Required parking spaces shall be provided free of charge to parking lot users.
- R. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

<u>Use</u>	<u>Minimum Number of Parking Spaces Per Unit of Measure</u>
1. <u>Residential Uses</u>	
a. One and Two-Family	One (1) for each dwelling unit
b. Multiple-Family	Two (2) for each dwelling unit of two (2) rooms or less; two and one-half (2 1/2) for each dwelling unit of three (3) or more bedrooms. Plus one (1) additional parking space for every eight (8) units for guest parking.
c. Housing for the Elderly	One (1) for each three (3) dwelling units and one (1) for each employee in the largest working shift. Should units revert to general occupancy, the standards of paragraph b above shall apply.
d. Bed and Breakfast or rooming houses	One (1) for the owner or resident manager and one (1) for each guest room.
2. <u>Office Uses</u>	
a. Financial Institutions (banks, savings and loan offices, credit unions)	One (1) for each two hundred (200) sq. ft. of usable floor space plus four (4) waiting spaces for each drive-through window.
b. Business offices or professional offices except as indicated in the following paragraph c.	One (1) for each three hundred (300) sq. ft. of usable floor area
c. Professional offices of doctors, dentists, veterinarians or similar professions; outpatient clinic.	One (1) for each fifty (50) sq. ft. of usable floor area in waiting rooms and one (1) for each examining room, dentist chair, or similar use area and one (1) space for each two (2) employees

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the communication from the City Engineer regarding changes to the Wyandotte Zoning Ordinance, Article XIII – CBD Central Business District, Section 1301 Special Uses, D. Second Floor Dwellings and Section 2403.R.1.b are hereby referred to the Planning Commission for the proper public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION



MEETING DATE: December 16, 2013

AGENDA ITEM # _____

ITEM: Department of Engineering – Property Maintenance at 3525 -17th Street

PRESENTER: Lou Parker, Hearing Officer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer Lou Parker, Hearing Officer

BACKGROUND: A complaint was received regarding 3525 – 17th Street. The property has been vacant since June 23, 2010. Several property maintenance letters were sent to responsible parties, the last dated September 24, 2013. Show Cause Hearing was held September 18, 2013. The dwelling is still vacant and violations still exist.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by maintaining property values and eliminating blight.

ACTION REQUESTED: Adopt a resolution setting a public show cause hearing to determine if the property should be demolished.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Prepared resolution for Council to hold a Show Cause Hearing to allow any and all interested parties to show cause why the City Council should not order the property demolished.

DEPARTMENT RECOMMENDATION: As noted in the Show Cause Hearings minutes.

CITY ADMINISTRATOR'S RECOMMENDATION: *Shlysdale*

LEGAL COUNSEL'S RECOMMENDATION: *will look*

MAYOR'S RECOMMENDATION: *OK*

MODEL RESOLUTION: Attached.

RESOLUTION

Wyandotte, Michigan
Date: December 16, 2013

RESOLUTION by Councilman _____

RESOLVED by the City Council that whereas a show cause hearing has been held in the Office of the Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on September 18, 2013, and whereas the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the exterior of the structure at 3525 – 17th Street has not been brought up to code in accordance with the City’s Property Maintenance Ordinance, and whereas the Hearing Officer has filed a report of his findings with this Council;

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 January 6, 2014 at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the exterior structure has not been brought up to code or why the City should not have the structure demolished and removed at 3525 – 17th 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
Councilman _____

Supported by
Councilman _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
	Fricke	
	Galeski	
	Miciura	
	Sabuda	
	Schultz	
	Stec	

3525 – 17th Street - Mailing List

Paul D. Workman
25219 Oxford
Woodhaven, MI 48183

GMAC, LLC
c/o 12900 Hall Road, Suite 350
Sterling Heights, MI 48313-1151

Dana Bramble
Attorney for Bank of America N.A.
Trott & Trott PC
31440 Northwestern Highway, Suite 200
Farmington Hills, MI 48334-2525

Bank of America, N.A.
c/o Trott & Trott PC
Post Sale Special Services
31440 Northwester Highway, Suite 200
Farmington Hills, MI 48334-2525

Mayflower
d/b/a/ Exchange Mortgage Corporation
31155 Northwestern Highway
Farmington Hills, MI 48334

NOTE: This search must be paid in full upon time of delivery



Minnesota Title Agency

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

TITLE SEARCH CERTIFICATE

File No: **340404**

Page 1

Statement furnished to: Look, Makowski and Look, P.C.
Certified to: June 2, 2013 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI

South 19 feet of Lot 364 and North 22 feet of Lot 365, Taylor Park Subdivision, as recorded in Liber 43, Page 30 of PLats, Wayne County Records.

3525 17th St.

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 March 29, 1999 at 8:00 A.M. to June 3, 2013 at 8:00 A.M. except the following:

Last Deed Holder of record: Paul D. Workman

Mortgage for \$88,854.00 was given by Paul D. Workman and Stephanie Workman, husband and wife to Mayflower DBA Exchange Mortgage Corporation dated March 2, 1999 and recorded March 29, 1999 in Liber 30176, Page 832, Wayne County Records.

Affidavit of Abandonment was filed by Bank of America against subject property as recited in Liber 50250, Page 569, Wayne County Records.

An Attorney Lien for the sum of \$8,016.45 was filed by James L. Steffen against subject property as recited Liber 46622, Page 504, Wayne County Records.

A Claim of Interest was filed by Paul A. Longton for Attorney fees in the amount of \$6,686.05 against subject property as recited in Liber 46605, Page 646, Wayne County Records.

A Notice of Judgment Lien for \$5,487.38 was filed by GMAC LLC against Paul D. Workman, as recited in Liber 48021, Page 745, Wayne County Records.

TAXES: Item No(s) 57-018-01-0364-002
2012 City paid \$1,355.58 (includes \$163.50 Engineering Assessments)
2012 County paid \$253.20

ASSESSMENTS: None.

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.

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



TF
11/18/13
11-19-13
Claude

MAYOR
Joseph R. Peterson

COUNCIL

Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

September 24, 2013

**CERTIFIED MAIL
FIRST CLASS MAIL
POSTED**

To Interested Parties (list attached)

RE: 3525 – 17th Street

Please find enclosed a copy of the minutes from the September 18, 2013, Show Cause Hearing regarding the above described address.

Please note that structure must be brought up to code. Proper permits are required to be obtained by November 18, 2013, or the matter will be referred to Council for demolition.

If you have any questions regarding this matter, please contact the undersigned.

Very truly yours,

Claude Marcoux
Claude Marcoux
Building Inspector

Claude Marcoux
Building Inspector

Enclosure: September 17, 2013, Show Cause Hearing minutes.

Regg4.
11/25/13 No change of
condition of home refer
to city council for
hearing.
✓

PRESENT: Mark Kowalewski, City Engineer
Claude Marcoux, Building Inspector
Lou Parker, Hearing Officer
Peggy Green, Secretary

The Hearing was called to order at 8:45 a.m. by Mr. Marcoux.

The owner or representative did not appear at the hearing.

Mr. Marcoux stated that he had received a complaint regarding the property and did a property maintenance inspection. Mr. Marcoux continued that he checked the utilities, and the house has been vacant. A notice was originally sent to the name on the taxes with no result and then a title search was done, Those interested parties from the title search were notified of this hearing (see attached mailing list). Mr. Marcoux stated that the notice sent to Mayflower and Paul Workman was returned unclaimed.

Mr. Marcoux stated that the house does need a new roof. Mr. Marcoux and Mr. Kowalewski discussed the property maintenance violations (attached). Mr. Kowalewski commented that it appears the brick siding is falling off. Mr. Marcoux stated that as of September 17, 2013, he added that the garage roof also needs to be replaced.

Mr. Parker stated that the dwelling is to be brought up to code and proper permits obtained within sixty (60) days (November 18, 2013) or the matter will be referred to City Council as a dangerous building and recommended to be demolished.

Contact Information:

See attached mailing list

The City Of Wyandotte

CODE REQUIREMENTS BUILDING INSPECTION CHECK LIST

7/15/13

Address 3525 17th
Occupancy _____
Apt. # _____

Date _____
Time 1:30

Rental Upon Sale REHAB Permit Required

The following code calls are taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO)

- | | | Code Calls |
|--|--|-------------------------|
| Exterior | 1. <input type="checkbox"/> () Foundation requires tuck-point / paint | PM304.5/304.6 |
| | 2. <input type="checkbox"/> () Siding requires replace / repair / paint / permit required | PM304.2/304.6 |
| | 3. <input type="checkbox"/> () Windows require repair / replace / paint / screens / reglaze / replace glass / storms / permit required | PM304.14/304.15 |
| | 4. <input type="checkbox"/> () Doors require repair / replace / paint / screen / jambs: Front / Side / Rear | PM304.16 |
| | 5. <input type="checkbox"/> () Fascia / soffit / overhang requires repair / replace / paint | PM304.2/304.8/304.9 |
| | 6. <input type="checkbox"/> () Gutters / conductors require repair/replace/paint/downspouts disconnected | PM304.2/508.1/MOEONPDES |
| | 7. <input checked="" type="checkbox"/> () Roof requires repair / replace / permit required/ snow covered* <i>DETERIORATED Shingles</i> | PM304.7 |
| | 8. <input type="checkbox"/> () Snow covered-inspection could not be made * | |
| | 9. <input type="checkbox"/> () Front porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required | |
| | | PM304.10/304.11 |
| | 10. <input type="checkbox"/> () Rear porch requires repair / replace / paint / handrail / guardrail / stairs / tuck-point / permit required | |
| | PM304.10/304.11 | |
| | 11. <input checked="" type="checkbox"/> () Brick walls require tuck-point <i>BRICK FACETS FALLING SPOT</i> | PM304.1/304.4/304.6 |
| | 12. <input type="checkbox"/> () Awnings shall be maintained / painted / repaired/ snow covered* | PM304.9 |
| | 13. <input type="checkbox"/> () Remove double-keyed deadbolt on door: Front / Side / Rear | PM702.11 |
| | 14. <input type="checkbox"/> () | |
| | 15. <input type="checkbox"/> () | |
| | 16. <input type="checkbox"/> () | |
| | 17. <input type="checkbox"/> () | |
| | 18. <input type="checkbox"/> () Pool; permit # _____, date approved _____, other _____ | |
| | 19. <input type="checkbox"/> () Building & Electrical permit(s) are required for the existing pool / hot tub or remove existing pool / hot tub | |
| Garage / shed | 20. <input type="checkbox"/> () Siding requires repair / replace / paint / permit required | PM304.2/304.6 |
| | 21. <input checked="" type="checkbox"/> () Roof requires repair / replace / permit required/ snow covered* | PM304.7 |
| | 22. <input type="checkbox"/> () Snow covered-inspection could not be made * | |
| | 23. <input type="checkbox"/> () Window requires repair / replace / paint / reglaze / permit required | PM304.14/304.15 |
| | 24. <input checked="" type="checkbox"/> () Service / overhead door requires repair / replace (paint) | PM304.16/304.2 |
| | 25. <input type="checkbox"/> () Garage / shed requires permit / rat wall / proper location on lot / permit required | PM303.5/303.7/ZO1803 |
| | 26. <input type="checkbox"/> () Floor requires repair | PM303.3/303.7 |
| Premises | 27. <input type="checkbox"/> () Required to be free from rubbish or garbage | PM306.1 |
| | 28. <input type="checkbox"/> () Requires approved rubbish containers | PM306.2 |
| | 29. <input type="checkbox"/> () Requires positive lot drainage | PM303.2 |
| | 30. <input type="checkbox"/> () Requires insect and rat control | PM303.5/307.1 |
| | 31. <input type="checkbox"/> () Pave, repair, or replace concrete driveway / approach / snow covered* / permit required | PM303.3 |
| | 32. <input type="checkbox"/> () Replace City sidewalk _____ squares / snow covered* / permit required | PM303.3 |
| | 33. <input type="checkbox"/> () Off street parking required to be paved - Add _____ spaces/ permit required (To be provided in side or rear yard) | ZO1804/CO35.46 |
| | 34. <input type="checkbox"/> () Repair or replace rear walk / approach walk / side / snow covered* | PM303.3 |
| | 35. <input type="checkbox"/> () Requires prevention of weeds | PM303.4 |
| | 36. <input type="checkbox"/> () Wood storage - 18" off ground | CO14.9 |
| | 37. <input type="checkbox"/> () Tree requires trimming/removal - dead tree/dead limbs/structural nuisance | CR 10/16/06 |
| 37A. <input type="checkbox"/> () Tree requires trimming 10 feet from utility lines (Contact Municipal Services) | CR 10/16/06 | |

Contact: ENGINEERING DEPARTMENT @ (734) 324-4551

INSPECTOR: _____

1. Ceiling/walls covered _____ %

2. Crew amount required \$ _____ / dated _____

3. Crew amount does not necessarily reflect the cost to complete these repairs.)

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: December 16, 2013

AGENDA ITEM #

12

ITEM: Christmas Tree Collection

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 12-10-13

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City provides collection of Christmas Trees during the month of January. Trees will be collected on Tuesdays north of Vinewood and Thursdays south of Vinewood. Ornaments, decorations, tree stands and plastic bags MUST BE REMOVED to permit composting.

STRATEGIC PLAN/GOALS: Committed to protect and manage our natural resources vigorously by promoting recycling and insuring yard waste is disposed of properly.

ACTION REQUESTED: Concur in the collection schedule.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Part of current contract with Waste Management.

IMPLEMENTATION PLAN: Post notice on cable.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *Thompson*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *AK*

LIST OF ATTACHMENTS: n/a

cc: Brain Conaway, Waste Management
Sam Caramagno, Waste Management
Gary Ellison, DPS
David Rothermal, DPS

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: December 16, 2013

RESOLUTION by Councilperson _____

RESOLVED BY MAYOR AND COUNCIL that the communication from the City Engineer regarding the collection of Christmas Trees is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Waste Management will collect Christmas Trees beginning January 6, 2014, until January 31, 2014. Trees will be collected on Tuesdays north of Vinewood and Thursdays south of Vinewood. Ornaments, decorations, tree stands and plastic bags **MUST BE REMOVED** to permit composting of trees.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

13

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

ITEM: Commercial Redevelopment District – 3131-49 Biddle Avenue & Adjoining Property

PRESENTER: Todd A. Drysdale, City Administrator *Drysdale*

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: To facilitate the redevelopment of the City-owned property referenced above and per the attached request from MJC Construction Management, Inc., the attached resolution has been prepared authorizing holding a public hearing for the Mayor and Council to consider establishing a Commercial Redevelopment District (“CRD”). Only the City can initiate said action because the Commercial Redevelopment Act, Act 255 of 1978, as amended, requires that the property owner initiate the action.

Establishing the District is one of the steps identified in MJC’s “Schedule of Work Activities” submitted to the Mayor and Council in August 2013. The purpose of establishing the District is to complete as much work as possible by the Michigan State Housing Development Authority’s (“MSHDA”) funding application deadline so that a competitive application may be submitted. Generally, MSHDA’s goal is to fund projects that meet their requirements and are supported and approved at the local level and as “shovel-ready for construction” as possible. Establishing a CRD indicates the City’s support for the project and obtains one of the approvals necessary prior to construction.

If the District is established and the City and MJC decide to move forward with the project, an application for a Commercial Facilities Exemption Certificate for a new construction project will be submitted to the City at a later date. Additional information about the proposed project will be submitted along with the application.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte’s Strategic Plan 2010-2015 that identifies a commitment to: (1) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (2) fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution scheduling a public hearing to consider establishing a Commercial Redevelopment District as proposed.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Request for the Establishment of a Commercial
Redevelopment District – MJC Construction Management
3. Commercial Redevelopment Act – MEDC Summary
4. Notice of Hearing

RESOLUTION INITIATING ACTION TO ESTABLISH A COMMERCIAL
REDEVELOPMENT DISTRICT IN THE CITY OF WYANDOTTE AND THE SETTING
OF A PUBLIC HEARING

Wyandotte, Michigan

_____, 2013

RESOLUTION BY COUNCILPERSON _____

At a regular session of the City Council of the City of Wyandotte

RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WYANDOTTE

That the Mayor and City Council, on its own initiative, authorizes the initiation of action to consider establishing a Commercial Redevelopment District, in accordance with the Commercial Redevelopment Act, Act 255 of 1978, as amended, for the property at 3131-49 Biddle Avenue and the adjoining property to the south, said property more particularly described as:

3131 Biddle Avenue (former Wyandotte City Hall). Legal Description: All of Lots 18 through 21 and the north 2 feet of Lot 22, Eureka Iron and Steel Works Re-sub T3S R11E L22 P49 WCR. Lot size is 102' x 120'. Parcel Number: 82-57-011-15-0018-000

3149 Biddle Avenue (vacant parcel of land currently used as a gravel parking lot; former Fogel Furniture). Legal Description: South 23 feet of Lot 22 and all of Lots 23 and 24, Eureka Iron and Steel Works Re-sub T3S R11E L22 P49 WCR. Lot size is 73' x 120'. Parcel Number: 82-57-011-15-0022-002

Adjoining Property to the South (currently a paved public parking lot). Legal Description: Lots 25 to 27 Eureka Iron and Steel Works Re-sub T3S R11E L22 P49 WCR. Lot size is 75' x 120'. Parcel Number: 82-57-011-15-0025-000

RESOLVED FURTHER, that the City Clerk is hereby directed to send written notice by certified mail to the owners of all real property within the proposed Commercial Redevelopment District and shall afford an opportunity for a hearing on the establishment of the Commercial Redevelopment District. Any of the owners and any other resident or taxpayer of the City of Wyandotte may appear at the hearing and be heard. The City Clerk is further directed to publish a public notice of the hearing not less than 10 days or more than 30 days before the date of the hearing.

RESOLVED FURTHER, that the public hearing shall be scheduled for Monday, January 6, 2014, at 7 pm, or as soon thereafter as may be heard.

I move the adoption of the foregoing Resolution.

COUNCILPERSON _____

SUPPORTED BY COUNCILPERSON _____

YEAS

COUNCIL

Fricke
Galeski
Miciura]
Sabuda
Schultz
Stec

NAYS

ABSENT _____



DEDICATION • INTEGRITY • EXPERIENCE

December 3, 2013

The Honorable Mayor Joseph R. Peterson
and City Council
3200 Biddle Avenue
Wyandotte, MI 48192

Re: Request to Establish a Commercial Redevelopment District for Property at
3131-49 Biddle Avenue and the Adjoining Property to the South (former
Wyandotte City Hall Redevelopment Site)

Dear Mayor and Members of Council:

To facilitate the redevelopment of the City-owned property referenced above, we're requesting that the City initiate action to establish a Commercial Redevelopment District ("CRD"). Only the City can initiate said action because the Commercial Redevelopment Act, Act 255 of 1978, as amended, requires that either the property owner initiate the action, or that the City may initiate the action on its own.

Establishing the District is one of the steps identified in MJC's "Schedule of Work Activities" submitted to the Mayor and Council in August 2013. The purpose of establishing the District is to complete as much work as possible by the Michigan State Housing Development Authority's ("MSHDA") funding application deadline so that a competitive application may be submitted. Generally, MSHDA's goal is to fund projects that meet their requirements and are supported and approved at the local level and as "shovel-ready for construction" as possible. Establishing a CRD indicates the City's support for the project and obtains one of the approvals necessary prior to construction.

If the District is established and the City and MJC decide to move forward with the project, an application for a Commercial Facilities Exemption Certificate for a new construction project will be filed with the City at a later date. Additional information about the proposed project will be submitted along with the application.

Thank you for your consideration of this request. If you have any questions or would like any additional information, please contact Anthony LoDuca, Associate Builder with MJC at 734-250-3768 or aloduca@buildtechsolutions.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Scot J. Mocerri".

Scot J. Mocerri
Chief Financial Officer

Anthony J. LoDuca
Associate Builder

cc: Michael A. Chirco, Managing Member, MJC
Rosolino (Russ) LoDuca, Member, MJC
Todd A. Drysdale, Wyandotte City Administrator

COMMERCIAL REDEVELOPMENT ACT

Public Act 255 of 1978 encourages the replacement, restoration and new construction of commercial property by abating the property taxes generated from new investment for a period up to 12 years. As defined, commercial property means land improvements whether completed or in the process of construction, the primary purpose and use of which is the operation of a commercial business enterprise, including office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Land and personal property are not eligible for abatement under this act.

WHO IS ELIGIBLE?

"Local governmental unit" means a city or village.

WHAT IS A REPLACEMENT, NEW AND RESTORED FACILITY?

"Replacement facility" means commercial property to be acquired, constructed, altered, or installed for the purpose of being substituted for obsolete commercial property. Property impaired due to changes in design, construction, technology, or improved production processes, or damage due to fire, natural disaster, or general neglect shall be considered obsolete. All other new commercial property is considered a "new facility." For purposes of granting the tax abatement, the replacement or new facility must meet all of the following conditions:

1. Is located on property that is zoned to allow for mixed use, including high-density residential.
2. Is located in a qualified downtown revitalization district as defined in section two of the *Neighborhood Enterprise Zone Act (PA 147 of 1992)*. This requires either being located in a *Downtown Development Authority (PA 197 of 1975)*, a *Principal Shopping District or Business Improvement District (PA 120 of 1961)* or an area that is zoned and primarily used for business as determined by the local government unit.
3. The city or village establishes and implements an expedited local permitting and inspection process in the Commercial Redevelopment District. In addition, by resolution provides for the walkable

non-motorized interconnections, including sidewalks and streetscapes throughout the Commercial Redevelopment District.

A "restored facility" means changes to obsolete commercial property as may be required to restore the property to an economically efficient condition. Restoration must result in improvements aggregating to more than 10 percent of the true cash value of the property at commencement of the restoration. Restoration includes major renovation including, but not limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to one or two stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes.

WHAT IS THE PROCESS?

Before the Commercial Redevelopment Exemption Certificate (i.e. property tax abatement) can be granted for the Facility, the city or village, by resolution of its legislative body, must establish a Commercial Redevelopment District. The establishment of the district may be initiated by the local government unit or by owners of property comprising 75 percent of state equalized value of the property in the proposed district. At the time of the resolution's adoption, property within the district must meet one of the following:

1. Obsolete commercial property or cleared or vacant land and part of an existing developed commercial or industrial zone. The property must have been zoned commercial or industrial before June 21, 1975, and characterized by obsolete commercial property and a decline in commercial activity.
2. Land cleared as a result of fire damage, or cleared as blighted area under *Blighted Area Rehabilitation Act (PA 344 of 1945)*.
3. Cleared or vacant land included in a redevelopment plan adopted by the *Downtown Development Authority (PA 197 of 1975)* or *Principal Shopping District or a Business Improvement District (PA 120 of 1961)*.

COMMERCIAL REDEVELOPMENT ACT continued

To establish the Commercial Redevelopment District, the city or village must first hold a hearing to establish a Commercial Rehabilitation District and determine in the resolution the district meets the requirements of the Act.

Once the district is established, the property owners may file an application with the local clerk for a Commercial Facilities Exemption Certificate. Applications are available from the Michigan Department of Treasury. Before acting on the application, the city or village shall hold a public hearing on the application and not more than 60 days after receipt of the application either approved or disapproved by resolution. The local clerk shall provide written notification of the application hearing to the assessor of the local unit of government and each taxing jurisdiction that levies ad valorem property taxes. If approved, the application and resolution must be sent to the State Tax Commission for filing purposes.

COMMERCIAL FACILITIES EXEMPTION CERTIFICATE

The property owner must pay a Commercial Facilities Tax rather than the normal property tax. The certificate must be issued for a period of at least one year, but cannot exceed 12 years. Certificates initially issued for less than 12 years may be extended based upon factors placed in writing at the time the certificate is approved, but shall not exceed 12 years.

DETERMINING COMMERCIAL FACILITIES TAX RATE

For a restored facility: The Commercial Facilities Tax freezes the taxable value of the building at its value prior to restoration, therefore exempting the new investment from local taxes for a period not to exceed 12 years. The school operating tax and the State Education Tax (SET) are also frozen. Land and personal property cannot be abated under this act.

For a new or replacement facility: The Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes, excluding only the State Education Tax (SET). Land and personal property cannot be abated under this act.

Within 60 days after the granting of a new Commercial Facilities Exemption Certificate, the State Treasurer may exempt 50 percent of the SET mills for a period not to exceed six years. The State Treasurer will not grant more than 25 of these SET exclusions each year.

SUPPORTING STATUTES

PA 255 of 1978 - Commercial Redevelopment Act

CONTACT INFORMATION

For more information contact the MEDC Customer Assistance Center at 517.373.9808, or visit our website at www.michiganadvantage.org.

NOTICE OF HEARING
TO ESTABLISH A COMMERCIAL REDEVELOPMENT DISTRICT
IN THE CITY OF WYANDOTTE

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte will meet on Monday, January 6, 2014, at 7:00 P.M., Local Time, in the Council Chambers in the City Hall of said City, 3200 Biddle Avenue, Wyandotte, Michigan, to conduct a public hearing for the purpose of reviewing and hearing comments on the following:

Establishment of a Commercial Redevelopment District, in accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, as amended

The City of Wyandotte, as the current property owner, is initiating action to establish said District, with the boundaries encompassing the property at 3131-49 Biddle Avenue and the adjoining property to the south, said property more particularly described as:

3131 Biddle Avenue (former Wyandotte City Hall). Legal Description: All of Lots 18 through 21 and the north 2 feet of Lot 22, Eureka Iron and Steel Works Re-sub T3S R11E L22 P49 WCR. Lot size is 102' x 120'. Parcel Number: 82-57-011-15-0018-000

3149 Biddle Avenue (vacant parcel of land currently used as a gravel parking lot; former Fogel Furniture). Legal Description: South 23 feet of Lot 22 and all of Lots 23 and 24, Eureka Iron and Steel Works Re-sub T3S R11E L22 P49 WCR. Lot size is 73' x 120'. Parcel Number: 82-57-011-15-0022-002

Adjoining Property to the South (currently a paved public parking lot). Legal Description: Lots 25 to 27 Eureka Iron and Steel Works Re-sub T3S R11E L22 P49 WCR. Lot size is 75' x 120'. Parcel Number: 82-57-011-15-0025-000

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte, for public examination. The City Clerk's office may be reached at 734-324-4562. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at the above referenced address.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

----- Mailing and Publication Instructions to City Clerk -----

Hearing date scheduled for: **Monday, January 6, 2014**

Send notice **via Certified Mail** to the following property owner(s) no later than: **December 19, 2013** (not less than 10 days nor more than 30 days before the date of the hearing)

1. Todd A. Drysdale, City Administrator, 3200 Biddle Avenue, Suite 300, Wyandotte, MI 48192
2. Anthony J. LoDuca, MJC Companies, 46600 Romeo Plank, Suite 5, Macomb MI 48044

Publish in News Herald: **One time on either Sunday, December 22 or Wednesday, December 25, 2013** (not less than 10 days nor more than 30 days before the date of the hearing)

HEARING

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: December 16, 2013

AGENDA ITEM # _____

ITEM: Commercial Redevelopment District – 3249 Biddle Avenue

PRESENTER: Todd A. Drysdale, City Administrator *Tdrysdale*

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on December 16, 2013, to consider establishing a Commercial Redevelopment District for the property at 3249 Biddle Avenue. This action was initiated by the request of the property owner, Anne Abrahamson, M.D., GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.), 22045 West River Road, Grosse Ile, MI (see attached).

For a “new construction project,” the Act allows for a reduction in new Real property taxes for a period not to exceed 12 years to encourage redeveloping commercial property in a qualified downtown revitalization district. Land and personal property cannot be abated under the Act.

Establishing the District is the first step in the process. The next step involves the property owner filing an application for a commercial facilities exemption certificate (CFEC), which is subject to approval by the City Council. The application will include detailed information on the proposed use, construction activities, estimated costs, a construction time schedule, and economic advantages expected from the project.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte’s Strategic Plan 2010-2015 that identifies a commitment to: (1) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (2) fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution establishing the Commercial Redevelopment District as proposed.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR’S RECOMMENDATION: Concur

LEGAL COUNSEL’S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Request from property owner to establish Commercial Redevelopment District
3. Commercial Redevelopment Act – MEDC Summary
4. Notice of Hearing
5. List of Commercial Redevelopment Districts and CFECs approved by the City

RESOLUTION ESTABLISHING A COMMERCIAL REDEVELOPMENT DISTRICT PURSUANT TO
AND IN ACCORDANCE WITH THE PROVISIONS OF THE COMMERCIAL REDEVELOPMENT
ACT, ACT 255 OF 1978, AS AMENDED

Wyandotte, Michigan

_____, 2013

RESOLUTION by Councilmember _____

RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

WHEREAS, pursuant to the Commercial Redevelopment Act, Act 255 of 1978, as amended (Act 255), the City of Wyandotte has the authority to establish "Commercial Redevelopment Districts" within the City of Wyandotte on its own initiative or upon a request filed by the owners of 75% of the state equalized value of the commercial property located within a proposed district; and

WHEREAS, GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.) has filed a written request with the clerk of the City of Wyandotte requesting the establishment of the Commercial Redevelopment District for property at 3249 Biddle Avenue located in the City of Wyandotte hereinafter described; and

WHEREAS, the Mayor and City Council finds that property within the District is obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial zone which has been zoned commercial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity, and hereby determines that the District meets the requirements set forth in Section 5(1)(a) of Act 255; and

WHEREAS, the Mayor and City Council has provided for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the District, as required in Section 4(2)(b)(iii)(B) of Act 255; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed District as required by Section 5(3) of Act 255; and

WHEREAS, on December 16, 2013, a public hearing was held and all residents and taxpayers of the City of Wyandotte were afforded an opportunity to be heard thereon; and

WHEREAS, the Mayor and City Council deems it to be in the public interest of the City of Wyandotte to establish the Commercial Redevelopment District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wyandotte that pursuant to the provisions of Act 255, Commercial Redevelopment District No. 12 is hereby established for the property at 3249 Biddle Avenue, said property more fully described as:

The following described parcel(s) of land situated in the City of Wyandotte, Wayne County, and State of Michigan, to wit:

Lots 39 to 41 INCL EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49
WCR K 0.21

Parcel Number: 82-57-011-15-0039-301

I move the adoption of the foregoing resolution.

MOTION by Councilmember _____

SUPPORTED by Councilmember _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

ABSENT _____



Great Lakes Physical Medicine
& Rehabilitation, P.C.
feel well enjoy life

December 2, 2013

The Honorable Mayor Joseph R. Peterson
And City Council
3200 Biddle Avenue
Wyandotte, MI 48192

Re: Request to Create a Commercial Redevelopment District for
Property at 3249 Biddle Avenue (former location of Austin's Hyde
Park restaurant)

Dear Mayor and Members of Council:

To facilitate the redevelopment of the property at 3249 Biddle Avenue, I'm requesting the creation of a Commercial Redevelopment District.

Establishing the District will allow an application for a Commercial Facilities Exemption Certificate ("CFEC") to construct a new structure. The plans are to construct a new 2-story structure with medical offices on the 1st floor and five (5) residential apartments on the 2nd floor. The new investment is estimated to exceed \$1.5 million.

If the District is established, an application for a Commercial Facilities Exemption Certificate will then be filed. Additional information about the proposed project will be submitted along with the application.

Thank you for your consideration of this request. If you have any questions, please contact me.

Very truly yours,

Anne Abrahamson, M.D.
GLPMR LLC
22045 West River Road
Grosse Ile MI 48138

Phone: 734-287-3000

COMMERCIAL REDEVELOPMENT ACT

Public Act 255 of 1978 encourages the replacement, restoration and new construction of commercial property by abating the property taxes generated from new investment for a period up to 12 years. As defined, commercial property means land improvements whether completed or in the process of construction, the primary purpose and use of which is the operation of a commercial business enterprise, including office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Land and personal property are not eligible for abatement under this act.

WHO IS ELIGIBLE?

“Local governmental unit” means a city or village.

WHAT IS A REPLACEMENT, NEW AND RESTORED FACILITY?

“Replacement facility” means commercial property to be acquired, constructed, altered, or installed for the purpose of being substituted for obsolete commercial property. Property impaired due to changes in design, construction, technology, or improved production processes, or damage due to fire, natural disaster, or general neglect shall be considered obsolete. All other new commercial property is considered a “new facility.” For purposes of granting the tax abatement, the replacement or new facility must meet all of the following conditions:

1. Is located on property that is zoned to allow for mixed use, including high-density residential.
2. Is located in a qualified downtown revitalization district as defined in section two of the [Neighborhood Enterprise Zone Act \(PA 147 of 1992\)](#). This requires either being located in a [Downtown Development Authority \(PA 197 of 1975\)](#), a [Principal Shopping District or Business Improvement District \(PA 120 of 1961\)](#) or an area that is zoned and primarily used for business as determined by the local government unit.
3. The city or village establishes and implements an expedited local permitting and inspection process in the Commercial Redevelopment District. In addition, by resolution provides for the walkable

non-motorized interconnections, including sidewalks and streetscapes throughout the Commercial Redevelopment District.

A “restored facility” means changes to obsolete commercial property as may be required to restore the property to an economically efficient condition. Restoration must result in improvements aggregating to more than 10 percent of the true cash value of the property at commencement of the restoration. Restoration includes major renovation including, but not limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to one or two stories, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes.

WHAT IS THE PROCESS?

Before the Commercial Redevelopment Exemption Certificate (i.e. property tax abatement) can be granted for the Facility, the city or village, by resolution of its legislative body, must establish a Commercial Redevelopment District. The establishment of the district may be initiated by the local government unit or by owners of property comprising 75 percent of state equalized value of the property in the proposed district. At the time of the resolution’s adoption, property within the district must meet one of the following:

1. Obsolete commercial property or cleared or vacant land and part of an existing developed commercial or industrial zone. The property must have been zoned commercial or industrial before June 21, 1975, and characterized by obsolete commercial property and a decline in commercial activity.
2. Land cleared as a result of fire damage, or cleared as [blighted area under Blighted Area Rehabilitation Act \(PA 344 of 1945\)](#).
3. Cleared or vacant land included in a redevelopment plan adopted by the Downtown Development Authority (PA 197 of 1975) or Principal Shopping District or a Business Improvement District (PA 120 of 1961).

COMMERCIAL REDEVELOPMENT ACT *continued*

To establish the Commercial Redevelopment District, the city or village must first hold a hearing to establish a Commercial Rehabilitation District and determine in the resolution the district meets the requirements of the Act.

Once the district is established, the property owners may file an application with the local clerk for a Commercial Facilities Exemption Certificate. Applications are available from the Michigan Department of Treasury. Before acting on the application, the city or village shall hold a public hearing on the application and not more than 60 days after receipt of the application either approved or disapproved by resolution. The local clerk shall provide written notification of the application hearing to the assessor of the local unit of government and each taxing jurisdiction that levies ad valorem property taxes. If approved, the application and resolution must be sent to the State Tax Commission for filing purposes.

COMMERCIAL FACILITIES EXEMPTION CERTIFICATE

The property owner must pay a Commercial Facilities Tax rather than the normal property tax. The certificate must be issued for a period of at least one year, but cannot exceed 12 years. Certificates initially issued for less than 12 years may be extended based upon factors placed in writing at the time the certificate is approved, but shall not exceed 12 years.

DETERMINING COMMERCIAL FACILITIES TAX RATE

For a restored facility: The Commercial Facilities Tax freezes the taxable value of the building at its value prior to restoration, therefore exempting the new investment from local taxes for a period not to exceed 12 years. The school operating tax and the State Education Tax (SET) are also frozen. Land and personal property cannot be abated under this act.

For a new or replacement facility: The Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes, excluding only the State Education Tax (SET). Land and personal property cannot be abated under this act.

Within 60 days after the granting of a new Commercial Facilities Exemption Certificate, the State Treasurer may exempt 50 percent of the SET mills for a period not to exceed six years. The State Treasurer will not grant more than 25 of these SET exclusions each year.

SUPPORTING STATUTES

PA 255 of 1978 – Commercial Redevelopment Act

CONTACT INFORMATION

For more information contact the MEDC Customer Assistance Center at 517.373.9808, or visit our website at www.michiganadvantage.org.

NOTICE OF HEARING
TO ESTABLISH A COMMERCIAL REDEVELOPMENT DISTRICT
IN THE CITY OF WYANDOTTE

NOTICE IS HEREBY GIVEN that the Council of the City of Wyandotte will meet on Monday, December 16, 2013, at 7:00 P.M., Local Time, in the Council Chambers in the City Hall of said City, 3200 Biddle Avenue, Wyandotte, Michigan, to conduct a public hearing for the purpose of reviewing and hearing comments on the following:

Establishment of a Commercial Redevelopment District, in accordance with the
Commercial Redevelopment Act, Public Act 255 of 1978, as amended

The City of Wyandotte has received a written request from the property owner to establish said district, with the boundaries encompassing the property at 3249 Biddle, said property more particularly described as:

Lots 39 to 41 INCL EUREKA IRON AND STEEL WORKS RE-SUB T3S R11E L22 P49
WCR K 0.21

Parcel Number: 82-57-011-15-0039-301

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte, for public examination. The City Clerk's office may be reached at 734-324-4562. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

WILLIAM R. GRIGGS
City Clerk
City of Wyandotte

----- Mailing and Publication Instructions to City Clerk -----

Hearing date scheduled for: **Monday, December 16, 2013**

Send notice **via Certified Mail** to the following property owner no later than: **Wednesday, December 4, 2013** (not less than 10 days nor more than 30 days before the date of the hearing)

1. Anne Abrahamson, M.D., GLPMR, LLC, 22045 West River Road, Grosse Ile, MI 48138

Publish in News Herald: **One time on Wednesday, December 4, 2013** (not less than 10 days nor more than 30 days before the date of the hearing)

City of Wyandotte, Michigan

Commercial Redevelopment Act (CRA): Districts Established and Commercial Facility Exemption Certificates (CFECs) Issued

Commercial Redevelopment Act, Act 255 of 1978, as amended

Web link to State of Michigan Information:

http://www.michigan.gov/taxes/0,1607,7-238-43535_53197-222387--,00.html

District No.	Address	Project Name	Date District Established	Date Certificate Approved (by City)	Number of Years for Certificate	Type of Project	Notes
1	3106 Biddle	Neisner Building	1979	1979	12	Restoration	-
2	2915 Biddle & 2910 Van Alstyne	Domestic Furniture	1979	1980	12 + 2	Restoration	Project Canceled & Cert. Revoked
3	3351 Biddle	D-M Company	1979	1979	12 + 2	New	-
4	3455 Biddle	Harbour Dev. Comp. (Portofino Restaurant)	1979	1979	12 + 2	New	-
5	1503 Eureka	Royal Brand Meats	1981	1981	12 + 2	Restoration	-
6	4624 - 13th Street	Wyandotte Tobacco & Candy (Schiller)	1981	1981	12 + 2	Restoration	-
7	132 Elm/2958-2960 1st Street	Urban Lanes - Theater & Retail Stores	1981	1981	12 + 2	Restoration	-
8	1722 Biddle	Bar - John C. Kaufman	1983	1983	12 + 2	Replacement	Project Canceled & Cert. Revoked
9	3450 Biddle	Social Security Building	2010	2010	12	New	-
10	122, 126 and 128 Oak Street	Rickles Properties LLC	2013	2013	12	Restoration	-
11	3061-63 Biddle	Hotel Sterling (former Sears Building)	2013	2013	12 + 2	Restoration	-
12	3249 Biddle	Great Lakes Physical Medicine & Rehabilitation, P.C. - Medical Office & 5 Apartments	Pending	-	-	New	-

Last revised: December 2, 2013

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

Sheri M. Sutherby-Fricke
Daniel E. Galeski
Ted Miciura Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

Reports
+
minutes

Wyandotte, Michigan December 9, 2013

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

ROLL CALL

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

Absent: None

UNFINISHED BUSINESS

RESOLVED by the City Council that we hold in abeyance for two (2) weeks the communication from the City Administrator relative to a ballot question for a Charter Amendment relative to Operating Millage and FURTHER that a Study Session, on said issue, be held in conjunction with said request.

COMMUNICATIONS MISCELLANEOUS

December 4, 2013

Mayor & City Council Members, City of Wyandotte

Re: Clothing Recycling

Mr. William Griggs 3200 Biddle Ave.
Wyandotte, MI 48192

I would like to introduce "City Recyclers", a Michigan based business that collects and recycles clothing.

According to the statistics presented on www.eartheasy.com, 12 million tons of textile waste is generated each year in North America amounting to approximately 68 pounds of textile waste per household per year! An astounding 5% of all landfill production is textile waste. So, what can we do as individuals to help reduce this environmental impact? The Council for Textile Recycling also reports that the clothing recycling industry prevents 2.5 billion pounds of post-consumer textile waste from entering our landfills and waste stream each year. On a national basis, this industry recycles approximately 10 pounds per capita or 1,250,000 tons of post-consumer textile waste annually. However, these 10 pounds represent less than 25% of the total post-consumer textile waste that is generated.

"City Recyclers" would like the opportunity to partnership with the City of Wyandotte and have Recycling boxes in the City at designated locations to collect clothing and shoes to keep them away from landfills and increase funds for the City.

By allowing "City Recyclers" to place clothing bins at municipal and other locations Limited to 15 Locations, the City would receive a new revenue stream of approximately \$29,895.52/year. The math works as follows:

68 lbs x 10991 households = 747,388 lb/year
747,388 lb x .04 c/lb = \$29,895.52 per year

"City Recyclers" understands the importance of the image to the City, so "City Recyclers" will submit the design of the boxes and shape to be approved by the City of Wyandotte as well as the art work.

"City Recyclers" understands the importance of the City's image therefore, "City Recyclers" will assure pick up on a daily basis to keep area clean.

"City Recyclers" would expect the City of Wyandotte will spread news for residents to drop their clothing and shoes in boxes listed, attached with box locations.

If at any time, the City wanted to terminate this relationship, a 90 day written notice would be all that is necessary.

Adam Abbas, City Recyclers, 8100 Joy Rd, Detroit, MI 48204
Toll: 866-661-5300 Cell: 313-414-1846
adam@cityrecyclers.net
WWW.Cityrecyclers.net

November 29, 2013

Mayor Peterson and City Council Members City of Wyandotte

Dear Mayor Peterson and Councilmembers:

The Wyandotte Historical Society is in the final stages of planning a historical walking tour of Biddle Avenue.

We have shown our proposal to Mayor Peterson and to Natalie Rankin of the DDA.

We understand we need the approval of the Planning Commission also, and so, I am wondering if we may present the details of the project at the December 19th Planning Commission meeting.

Below is some information on the project. In addition please see the enclosures.

The project consists of 16 panels (20" x 20" x 1/4") to be placed on the exterior of 16 storefronts along Biddle Avenue. A list of properties is included.

The project also consists of one larger free standing panel (47" x 64" x 3/8") near the clock tower. This panel gives the overview of the entire project and has thumbnail size images of all 16 panels.

The panels are manufactured by a company from Maine called Museum in the Streets. They have done similar projects for other cities. Their website is <http://themuseuminthestreets.com>. Their all-weather plaques should last 10 to 15 years.

Each panel will have two historic photos showing the particular storefront perhaps 50 and 100 years in the past. Text on the panel will tell the history of the site. We can bring an actual panel to the December 19th meeting.

We have secured signed hold harmless forms from each of the property owners, except one (Gail's Office Supply). Dave Wright of Wright Signs in Wyandotte will do the installation.

We will make available to the merchants maps of the tour which include all 16 sites. The map/brochure will also have a brief introduction to the tour and a history of our community.

It is our hope that this self-guided walking tour will be enjoyable and educational, as well as draw more pedestrians to the shopping area.

This is a project of the Wyandotte Historical Society and directed by its publication committee. Members of the committee are Wallace Hayden, George Gouth, Kenneth Navarre and Nan Wesser.

If you have any questions, please contact me either by email or phone: whayden2001@yahoo.com, or 734 246-8357. The phone is my work number at the Bacon Library where I am a librarian.

Sincerely, Wallace Hayden, Chair, Publications Committee
Wyandotte Historical Commission, 2610 Biddle Avenue, Wyandotte, Michigan 48192

PERSONS IN THE AUDIENCE

Tom Pillar, 2397 23rd, asked Council for 3 mills for 4 years; May Election.

Ron Culhane, 1258 Spruce, disappointed with Council Action, requesting citizens be given right to vote on this millage issue. Let us vote.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

Meeting Date: December 9, 2013

AGENDA ITEM #3

ITEM: Appointment of City Prosecutor

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE: Neil J. Sawicki

BACKGROUND: Neil J. Sawicki has been performing the prosecutorial services for the City of Wyandotte since December 1998. He has submitted a proposal to renew the contract with no increase in the monthly fee.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution to retain the prosecutorial services of Neil J. Sawicki, Law Office of Neil J. Sawicki for a two year period commencing January 1, 2014 through December 31, 2015.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: \$2,500 per month, plus incidental expenditures. Account # 101 136 8285 331

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS: Proposal from Neil J. Sawicki

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

Meeting Date: December 9, 2013

AGENDA ITEM #4

ITEM: Wyandotte Fire Department – Purchase Rapid Deployment Craft

PRESENTER: Jeffery Carley, Fire Chief

INDIVIDUALS IN ATTENDANCE: Captain Michael Brandt

BACKGROUND: In late 2011 a charitable bequest from the Trust of Mr. James R. Tulock in the amount of \$5,000.00 was made to the City of Wyandotte Fire Department to assist in the purchase of additional life saving equipment. These funds were placed in a restricted account (100-000-257094).

With the City of Wyandotte eastern boarder being the Detroit River, and the number of water/ice related incidents that occur every year. The purchase of the Oceanid Rapid Deployment Craft would great enhance the City of Wyandotte Fire Departments capabilities involving water/ice related incidents.

STRATEGIC PLAN/GOALS: Provide additional life saving equipment when involved in water/ice related incidents.

ACTION REQUESTED: Adopt a resolution concurring with the City of Wyandotte Police and Fire Commission to purchase an Oceanid RDC (Rapid Deployment Craft from Michigan Rescue Concepts, LLC. in the amount of 4,400.00 from restricted account 101-000-257-094.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Restricted account 101-000-257-094

IMPLEMENTATION PLAN:

COMMISSION RECOMMENDATION: Attached letter concur with recommendation.

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS

Memorandum from Attorney of Law Thomas Kuzmiak

Letter from Captain Michael Brandt

Letter from Police and Fire Commission

Letter and three price quotes

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

Meeting Date: December 8TH, 2013

AGENDA ITEM #5

ITEM: Special Event Application - Walk MS Wyandotte

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Attached please find the Special Event Application from the National Multiple Sclerosis Michigan Chapter for their Walk MS Wyandotte to be held Saturday, May 17th 2014. The route of this walk is approximately 3 miles throughout the city and will finish at the Yack Arena. The Chief of Police, Recreation Superintendent and Fire Chief have reviewed this application/event and approved with the recommendation the organization signs a hold harmless agreement as well as add the City of Wyandotte as additional insured. (Please see the attached application)

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of City sidewalks, the use of the Yack Arena and parking lots or their event on May 17th 2014.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Event Coordinator. It is requested the City Council concur with the support of the Chief of Police, Fire Chief, and Recreation Superintendent and support the use of City sidewalks, the use of the Yack Arena and parking lots for their event on May 17th 2014.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: .TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, approval on file.

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS

Special Event Application - Walk MS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

Meeting Date: December 9TH, 2013

AGENDA ITEM #6

ITEM: Amended Purchase Agreement for property at 3061 & 3063 Biddle Avenue.

PRESENTER: Natalie Rankine, DDA Director

INDIVIDUALS IN ATTENDANCE: Todd Drysdale, City Administrator & Mark Kowalewski, City Engineer

BACKGROUND: On September 17, 2012, the Mayor and City Council approved the proposal dated August 27, 2012, from the Hotel Sterling LLC, to purchase 3061-3063 Biddle Avenue. On June 17, 2013, the City Council approved a revised purchase agreement relative to this transaction. On August 26, 2013, the City Council approved the first revision to this purchase agreement. All of these revisions were necessary to comply with lending requirements of the Small Business Administration (SBA) which is an integral component of the purchaser's financing. For the same reason, attached you will find the Second Amendment to the purchase agreement. This amendment includes the following changes:

1. The financing of the property has been modified as outlined in paragraph 1A of the attached purchase agreement.
2. The closing date for the property has been changed to no later than December 31st as outlined in section 3 of the attached purchase agreement.

STRATEGIC PLAN/GOALS: Commitment to fostering the revitalization and preservation of older areas of the City as well as developing and redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution amending the most recent Purchase Agreement from August 26, 2013.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: .TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concur

MAYOR'S RECOMMENDATION: Ok jrp

LIST OF ATTACHMENTS

1. Revised and signed purchase agreement
2. Council resolution dated August 26, 2013
3. Council resolution dated July 17, 2013
4. Council resolution dated September 17, 2012

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

Meeting Date: December 9TH, 2013

AGENDA ITEM #7

ITEM: Lease Agreement – 3003-3005 Biddle Avenue

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: In December of 2010, the City Council authorized the execution of a Letter of Understanding between D-M Investments, LLC and the City of Wyandotte for the property known as 3003-3005 Biddle. This Letter of Understanding indicated that the City intended to retain a commercial condominium for use by Wyandotte's Municipal/Cable Offices. In April of 2011, a purchase agreement was entered into with D-M Investments, LLC in the amount of \$200,000 with payment in the form of a Deferred Lien and Promissory Note in the amount of \$198,000. The Agreement specified that, prior to closing, the City was required to provide information necessary to effectuate a condominium division of the property. In December of 2011, the City Council authorized the execution of the Addendum to Purchase Agreement between D-M Investments involving the separation of utilities and environmental remediation and reduction in amount due under the deferred lien.

Due to the uncertainty surrounding the necessity and timeframe of the continued municipal use of a portion of building, the undersigned is recommending that the attached Lease Agreement be approved between D-M Investments, LLC and the City of Wyandotte which will replace the purchase agreement which has remained unfulfilled. The lease agreement will include all the same terms as the original purchase agreement but will accelerate the receipt of funds by the City due to the required monthly payments. It will also allow the City more time to determine the timeframe and necessity of any continued space requirements for the City's Cable Department.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The City will receive the \$170,030 due under the Deferred Lien via monthly payments of \$1,036.76 for 164 months (\$12,441.12 annually) instead of the lump sum by the due date in June of 2027. The City will continue to receive the property tax revenue and additional rent for estimated maintenance and utilities as specified in the original purchase agreement.

IMPLEMENTATION PLAN: The Department of Legal Affairs will receive the returned Deed for the building from D-M Company, LLC, and the City's Finance Department will commence billing D-M Investments under the Lease Agreement.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS:

1. Lease Agreement – 3003-3005 Biddle Avenue
2. Council Resolution dated December 13, 2010 and Letter of Understanding
3. Council Resolution dated April 11, 2011 and Purchase Agreement
4. Council Resolution dated December 19, 2011 and Addendum to Purchase Agreement

December 3, 2013

The Honorable Mayor And City Council
City Hall
Wyandotte, Michigan

Dear Mayor and City Council Members:

At the November 6, 2013, meeting of the Zoning Board of Appeals and Adjustment (ZBA), the ZBA discussed Section 2408.F.2.k Changeable Message Signs of the City's Sign Ordinance (see attached). This Section limits the electronic display of a non-flashing or nonmoving message that shall remain unchanged for at least 15 seconds. The ZBA is requesting that City Council amend this to five (5) seconds, and no continuous messages.

The ZBA comments that most changeable message signs are in non-compliance with this Section.

Sincerely,

Barbara Duran, Chairperson, Zoning Board of Appeals and Adjustment

REPORTS AND MINUTES

Financial Services Daily Cash Receipts	November 20-21, 2013	\$95,981.61
Financial Services Daily Cash Receipts	November 26, 2013	\$ 667.96
Recreation Commission	November 19, 2013	
Cultural & Historical Commission	November 14, 2013	
Beautification Commission	November 13, 2013	
Zoning Board of Appeals & Adjustments	November 6, 2013	
Planning Commission	November 21, 2013	

CITIZENS PARTICIPATION

None

RECESS

RECONVENING

ROLL CALL

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

Absent: None

RESOLUTIONS

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

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 Lawrence Stec

Supported by Councilperson Sheri Fricke

ROLL ATTACHED

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that

RESOLUTION PROPOSING CHARTER AMENDMENT TO INCREASE CHARTER TAX RATE LIMITATION FOR GENERAL OPERATING PURPOSES

City of Wyandotte, County of Wayne State of Michigan

At the regular meeting of the City Council of the City of Wyandotte, County of Wayne, State of Michigan, held on the 9th day of December 2013, in the Council Chambers at the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, at 7:00 o'clock p.m., Eastern Daylight Time.

BE IT RESOLVED, by the City Council of the City of Wyandotte, Michigan, as follows:

1. The City Council by at least a three-fifths votes of its members-elect, pursuant to the authority granted by Act 279, Public Acts of Michigan, 1909, as amended, proposes that Section 5 of Chapter XIII of the City Charter of the City of Wyandotte, shall be amended to read as follows:

Chapter XIII. Finance and Taxation

Section 5. The aggregate amount which the council may raise by general tax upon the taxable real and personal property in the city for the purpose of defraying the general expenses and liabilities of the corporation, and for all purposes for which the several general funds mentioned in section 4 of this chapter are constituted (exclusive of taxes for schools and schoolhouse purposes) shall not, except as herein otherwise provided, exceed in one year, one and one-fourth (1 1/4) per cent, provided that the council may also raise such further money annually, not exceeding three (3) mills on the dollar of the assessed valuation of the property in the city as may be necessary to provide an interest and sinking fund to pay the funded debts of the city and interest thereon. In addition, the city shall levy an ad valorem tax in an amount of three tenths (.30)of one per cent (3 mills) on the dollar of the assessed valuation of all such real and personal property in the city for a period of five (5) years, from 2014 through 2018, for general operating purposes of the City.

The existing Section 5 of Chapter XIII of the City Charter of the City of Wyandotte to be altered by such proposal, if adopted, now reads as follows:

Chapter XIII. Finance and Taxation

Section 5. The aggregate amount which the council may raise by general tax upon the taxable real and personal property in the city for the purpose of defraying the general expenses and liabilities of the corporation, and for all purposes for which the several general funds mentioned in section 4 of this chapter are constituted (exclusive of taxes for schools and schoolhouse purposes) shall not, except as herein otherwise provided, exceed in one year, one and one-fourth (1 1/4) per cent, provided that the council may also raise such further money annually, not exceeding three (3) mills on the dollar of the assessed valuation of the property in the city as may be necessary to provide an interest and sinking fund to pay the funded debts of the city and interest thereon.

2. The proposed amendment to Section 5 of Chapter XIII shall be submitted to the electors in the following form:

WYANDOTTE CITY CHARTER AMENDMENT
FOR OPERATING MILLAGE

Shall Section 5 of Chapter XIII of the City Charter of the City of Wyandotte be amended to require the levy of an ad valorem tax in an amount of three tenths of one percent of the assessed value (3 mills) for a period of five (5) years, from 2014 through 2018, on all real and personal property subject to taxation in the city as new additional millage for the purpose of providing additional funds for general operating purposes? It is estimated that 3.0 mills would raise approximately \$1,112,000 when first levied in 2014.

YES

NO

3. The City Clerk shall transmit copies of the proposed amendment of Section 5 of Chapter XIII of the City Charter to the Governor of the State of Michigan for approval, and transmit a copy of the foregoing statement of purpose of the proposed amendment to the Attorney General of the State of Michigan for approval, as required by law.

4. The proposed charter amendment of Section 5 of Chapter XIII shall be, and the same is hereby ordered to be, submitted to the qualified electors of this City at a special City election to be held in the City of Wyandotte, the 6th day of May, 2014, and the City Clerk is hereby directed to give notice of the election and notice of registration thereof in the manner prescribed by law and to do all things and to provide all supplies necessary to submit the charter amendment to the vote of the electors as required by law.

5. The proposed amendment of Section 5 of Chapter XIII shall be published in full together with the existing charter provision altered or abrogated thereby as part of the notice of election.

6. The canvass and determination of votes of said question shall be made in accordance with the laws of the State of Michigan and the City Charter of the City of Wyandotte.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Sabuda, Schultz, Stec

NAYS: Councilperson Miciura

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from City Recyclers, 8100 Joy Road, Detroit, Michigan 48204, relative to their request to place Recycling boxes in the City of Wyandotte at designated locations to collect clothing and shoes is hereby referred to the City Engineer for a review and report back in four (4) weeks.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Mieiura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the Wyandotte Historical Society relative to a historical walking tour of Biddle Avenue is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the installation of said walking tour panels provided permission is granted by the Planning Commission and a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs and any necessary sign permits be applied for in the Engineering Department with the permit costs waived.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of Mayor Peterson to retain the prosecutorial services of Neil J. Sawicki, Law Office of Neil J. Sawicki, P.O. Box 477, Wyandotte, Michigan 48192 for a two (2) year period commencing January 1, 2014 through December 31, 2015. The terms of the agreement will be an all inclusive fixed fee of \$2,500 per month, plus incidental expenditures. AND BE IT FURTHER RESOLVED that the terms of the agreement include Mr. Sawicki contacting Judge Kalmbach at the end of each work day to review the day's activities and provide Judge Kalmbach and the Police Chief with a fax number, cellular phone number and home telephone number to provide for 24-hour service.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the Wyandotte Police and Fire Commission and the Wyandotte Fire Department Chief and hereby authorizes the purchase of an Oceanid Rapid Deployment Craft from Michigan Rescue Concept of Richland Township, Mi ; 49062 in the amount of \$4,400.00 from restricted account # 101-000-257-094; AND BE IT FURTHER RESOLVED that Mayor and Council thanks the TULLOCK family trust for their most generous donation.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the Special Event Coordinator, Fire Chief, Police Chief and Recreation Superintendent and hereby APPROVES the use of city sidewalks and Yack Arena parking lots for the Walk MS event to take place on May 17, 2014 provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs and the proper insurance is received by the Special Event Coordinator and placed on file in the City Clerk's office naming the City of Wyandotte as additionally insured.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Administrator, City Engineer and Director of the Downtown Development Authority dated December 9, 2013, regarding the sale of 3061-3063 Biddle Avenue; AND BE IT FURTHER RESOLVED that Council APPROVES the Second Amendment to Offer to Purchase Real Estate between the Sterling Hotel, LLC, and the City of Wyandotte; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the necessary documents.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the City Administrator dated December 9, 2013 relative to 3003-3005 Biddle Avenue is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the Lease Agreement with D-M Investments, LLC, d/b/a D-M Company for the property commonly known as 3003-3005 Biddle Avenue with required monthly base rent payments of \$1,036.76 and initial additional monthly rent payments of \$1,200 for payment of estimated maintenance and utilities (which are subject to increases per the Lease Agreement).

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the Chairperson of the Zoning Board of Appeals and Adjustment regarding changes to Section 2408.F.2.k of the Sign Ordinance is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the request of the Zoning Board of Appeals and Adjustments be referred to the Planning Commission for the proper public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the City Engineer has expressed a desire to meet in closed session to discuss acquisition and/or lease of real property. Now, therefore, be it resolved that this Body will meet in closed session immediately following the regularly scheduled Council meeting for the above stated purpose only.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan December 9, 2013

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the total bills and accounts in the amount of \$793,077.56 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

YEAS: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

ADJOURNMENT

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri Fricke

That we adjourn.

Carried unanimously

Adjourned at 8:42 PM

December 9, 2013



William R. Griggs, City Clerk

FINANCIAL SERVICES DAILY CASH RECEIPTS

DATE 12-6-13
 BEGINNING DATE 12-6-13 AND ENDING DATE 12-6-13
 SALES RECEIPT # 453223 THRU 453227

DESCRIPTION	ACCOUNT NUMBER	KEY CODE	AMOUNT
ACCTS. RECEIVABLE - RESCUE	101-000-041-020	XL	
MIDWESTERN AUDIT A/R -RESCUE	101-000-041-021	XT	
MISCELLANEOUS RECEIPTS	101-000-655-040	RE	
LIQUOR LICENSE	101-000-600-030	S2	
FINES DIST COURT WYANDOTTE	101-000-650-010	M1	<u>57,474.76</u>
DIST COURT RIVERVIEW CASES	101-000-650-012	M3	<u>22,614.00</u>
WORK FORCE WYANDOTTE	101-000-650-011	M2	<u>3,987.00</u>
WORK FORCE RIVERVIEW	101-000-650-017	M6	<u>2,315.00</u>
COURT TECHNOLOGY WYANDOTTE	101-000-650-018	M7	<u>2,800.00</u>
COURT DRUG TESTING FEES	101-000-650-020	M9	<u>2,645.00</u>
COURT SCREENING ASSESSMENTS	101-000-650-021	AS	<u>4,344.00</u>
CHEMICAL AWARENESS	101-000-650-024	AW	<u>1,692.00</u>
STATE DRUNK DRIV/DRUG CASE MGT	101-000-650-013	M4	
LAND CONTRACT REC. - UDAG	284-000-041-050	AR	
JAJL PROPERTIES PROMISSORY NOTE	284-000-041-015	AR	
PARKING LOT LOANS	284-000-060-030	AR	
CINGULAR WIRELESS CELLSITE RENT	492-000-655-020	BB	<u>600.00</u>
LAND CONTRACT/TIFA CONSOL.	492-000-041-050	AR	
MUNICIPAL SERVICE SEWAGE	590-000-068-010	5A	
SELF INSURANCE REIMBURSEMENT	677-000-670-010	7A	
HEALTH INS. REIMB. - RETIREE	731-000-231-020	3R	
QUARTERLY HEALTH M.S. RETIREE	731-000-670-010	7R	
PD EMPLOYEE PENSION CONTRIB	731-000-392-040	EP	<u>1,847.81</u>
HEALTH INSURANCE REIMBURSEMENT	101-000-231-020	MZ	
TRIFECTA ATM COMMISSION	101-000-650-022	AT	<u>13.00</u>
ALLEN PARK CENTRAL DISPATCH	101-000-068-013	DI	<u>44,248.02</u>
ALLEN PARK CENTRAL ANIMAL CONTROL	101-000-068-015	DA	<u>8,788.39</u>

TOTAL MONIES RECEIVED

153,368.98

TODD A. DRYSDALE
 DIRECTOR OF FINANCIAL SERVICES

CITY OF WYANDOTTE FIRE COMMISSION MEETING

The Fire Commission meeting was held in the 2nd Floor Training Room at Police Headquarters on Tuesday, November 12, 2013. Commissioner Harris called the meeting to order at 6:02 p.m.

ROLL CALL:

Present: Commissioner Harris
Commissioner Izzo
Commissioner Melzer
Chief Carley

Recording Secretary: Lynne Matt

READING OF JOURNAL

Motioned by Commissioner Melzer, supported by Commissioner Izzo to approve the minutes as recorded for the meeting held on October 22, 2013. Motion carried unanimously.

UNFINISHED BUSINESS

1. *Injury Update.* Chief Carley reported no one is off.
2. *SEMCOG Update*

Chief Carley stated that on October 23rd they met with Unions and since that time has heard no feedback other than our Union met with Todd Drysdale and theirs met with their Director. Todd pointed on some concerns. Chief stated he went to council meeting last night, he provided commissioners with resolution to continue discussions and to report back in another 90 days. Council had some questions, but at this time, Chief stated he doesn't have answers. Commissioner Harris asked Chief to put together an email with council concerns/questions and forward to them. Commissioner Melzer motioned to accept information and place on file, supported by Commissioner Izzo. Motion carried.

COMMUNICATIONS

DEPARTMENTAL

1. *Wyandotte Fire Department Monthly Report "October 2013"*
Chief Carley stated that for the month there were a total of 211 rescue runs of which 122 were transported and that we billed out \$83,178, and also billed out \$1,750 for motor vehicle accidents, with an average response time of 3 minutes. Fire responses totaled 43 with 5 structural fires of which 1 was mutual aid given to Ecorse. Commissioner Melzer motioned to receive report and place on file, supported by Commissioner Izzo. Motion carried.

2. *Department Bills submitted October 22, 2013 in the amount of \$3,710.90*
Department Bills submitted November 5, 2013 in the amount of \$5,770.45
Commissioner Melzer motioned to pay bills and accounts submitted as stated above, supported by Commissioner Izzo. Motion carried.
3. *Daily Reports*
Commissioner Melzer motioned to receive and place on file reports, supported by Commissioner Izzo. Motion carried.

LATE

Chief Carley reported phones are being tested tomorrow morning at 8:30 a.m.

Mobile data terminals received and Chief is working with Ken Mackey on installation/putting in service.

Radios are in, but we are a couple short, still proceeding forward.

ADJOURNMENT

No further business comes before the Commission, upon motion duly made and supported; the meeting adjourned at 6:26 p.m.

Respectfully submitted,



Michael Izzo
Secretary
MI/lm

OFFICIALS

William R. Griggs
CITY CLERK

Todd Browning
CITY TREASURER

Thomas Woodruff
CITY ASSESSOR



MAYOR
Joseph Peterson

COUNCIL
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald Schultz
Lawrence S. Stec

NATALIE RANKINE
DIRECTOR
DOWNTOWN DEVELOPMENT AUTHORITY

Meeting Minutes
Tuesday, November 12th, 2013
3200 Biddle Avenue Wyandotte, MI. 48192

MEMBERS PRESENT – Mayor Peterson, John Jarjosa, Gerry Lucas, Peter Rose, Patt Slack, Leo Stevenson, Norm Walker, Dr. Patrick VanDeHay

OTHERS PRESENT – Natalie Rankine, Jody Serafin

MEMBERS EXCUSED – Greg Gilbert, Patt Slack

PUBLIC COMMENT – Jody Serafin introduced himself and stated that he is available to work on the trolley as the “Town Crier”, making announcements and talking about Wyandotte History on Festive Fridays.

APPROVAL OF AGENDA –

Motion by Mayor Peterson supported by G. Lucas to approve of the agenda for the October 8th meeting. All in favor, motion carried.

APPROVAL OF MINUTES –

Motion by M. Peterson supported by Mayor Peterson to approve of the November 12th meeting agenda as written. All in favor, motion carried.

INFORMATION TO RECEIVE AND PLACE ON FILE

Peter Rose inquired as to what the status of the hanging basket project was. N. Rankine indicated that hanging baskets from the pedestrian light poles was not possible, due to the design of the poles. She also explained that the commission was exploring other options for this. Mayor Peterson mentioned that there would also have to be provisions made and funding for watering the plants 7 days a week.

Motion by G. Lucas, supported by Mayor Peterson to receive and place on file the monthly Beautification Commission Minutes and the Grant Subcommittee Meeting Minutes. All in favor, motion carried.

MONTHLY FINANCE REPORT –

Motion by Mayor Peterson, supported by G. Lucas to approve the monthly finance report for month of November 2013. Roll call, all in favor. Motion carried.

OFFICIALS

William R. Griggs
CITY CLERK

Todd Browning
CITY TREASURER

Thomas Woodruff
CITY ASSESSOR



MAYOR
Joseph Peterson

COUNCIL
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald Schultz
Lawrence S. Stec

NATALIE RANKINE
DIRECTOR
DOWNTOWN DEVELOPMENT AUTHORITY

ONGOING PROJECTS & BUSINESS –

1) 3061 & 3063 Biddle Avenue – Update

N. Rankine updated the board regarding the closing date for the Sterling Hotel at 3061/3063 Building. MBT is still awaiting one last piece of information from the Small Business Administration (SBA). N. Rankine indicated that she would notify the board as soon as a date is known.

2) Holiday Season:

N. Rankine presented the board with the plans for the upcoming Holiday season as worked on by the Design & Promotions committee: The WBA and the DDA will be working together on Small Business Saturday and Festive Friday Nights to bring a variety of activities to downtown for these special dates. They include: Visits with Santa at White Furniture, Horse & Carriage rides, trolley rides, Joe Bucks Giveaways, complimentary gift wrap and reindeer. They will also be working together to create comprehensive maps of the specials and promotions each business in the district is offering.

N. Rankine also mentioned how bright the new Christmas lights indicated that the WBA pledged an additional \$1,500.00 to be used for decorations at the new City Hall. Mayor Peterson thanked the WBA for their additional support. N. Rankine indicated that the DDA would have to do a budget amendment increasing the current revenue by \$1,500.00 and the Marketing account by \$1,500.00.

Motion by Peter Rose, supported by Mayor Peterson to increase the DDA Revenue by \$1,500.00 and increase the Marketing account number 499.200.925.804 by \$1,500.00 . Roll call, all in favor. Motion carried.

3) Art Bike Racks:

N. Rankine updated the board regarding the installation of the two artistic bike racks at City Hall. Mayor Peterson complimented the designs. P. Rose stressed the importance of installing more of these. N. Rankine indicated that this was not put in the current budget and that a budget amendment would have to be made to include these this year. G. Gilbert suggested that the board revisit this issue in the Spring.

4) 2014 DDA Guidebook

N. Rankine showed the board a sample and indicated that the 2014 DDA Guidebook was on track to be delivered on Monday, November 25th. The books would be distributed prior to Small Business Saturday as originally planned.

NEW BUSINESS –

OFFICIALS

William R. Griggs
CITY CLERK

Todd Browning
CITY TREASURER

Thomas Woodruff
CITY ASSESSOR



MAYOR
Joseph Peterson

COUNCIL
Sheri M. Sutherby-Fricke
Daniel E. Gateski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald Schultz
Lawrence S. Stec

NATALIE RANKINE
DIRECTOR
DOWNTOWN DEVELOPMENT AUTHORITY

1) Airstream in Wyandotte: John Truitt

John Truitt presented the DDA Board with a proposal for his organization to bring AirStream trailers to Downtown Wyandotte for a weekend. Mayor Peterson suggested that Mr. Truitt have a meeting with the Special Events office, the Mayor's office and the DDA Director to talk about the logistics and requirements for hosting an event on city property. He was instructed to contact the Mayor's office to set up a meeting. Mr. Truitt was also referred to bring his plan to the WBA for possible collaboration and City Council once he had a plan for approval.

2) Zagster Bike Rental: Proposal

Michael Paschke presented a plan for placement of Zagster Bike Rack rental in Downtown Wyandotte. N. Rankine indicated that the DDA did not have authority to approve this kind of thing. Mr. Paschke was referred to City Council for approval.

3) New business: Abundant Living Gallery, Now n Then

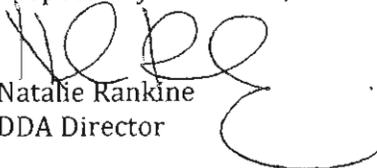
N. Rankine indicated that two new businesses: Abundant Living Gallery located at 113 Elm Street and Now n Then located 3002 First. Abundant Living will open the Third Friday in November, November 15th and Now n Then will open on Black Friday, November 29th.

NEXT REGULAR MEETING – January 14th, 2013

ADJOURNMENT -

Motion by Mayor Peterson, supported by G. Lucas to adjourn at 6:40 pm. All in favor, motion carried.

Respectfully submitted,


Natalie Rankine
DDA Director

**WYANDOTTE CULTURAL AND HISTORICAL COMMISSION
MINUTES OF THE OCTOBER 17, 2013 MEETING
MARX HOME**

PRESENT: Sue Pilon, Jody Egen, Marty Bertera, Ken Munson, Shirley Prygoski, Dave Kostelnik, Eula Grooms, Dan Cervantes, Marshall Wymore, Anne Ronco

EXCUSED: Vernon Elmore, Wally Hayden

President Sue Pilon called the meeting to order at 6:20 p.m.

MOTION by Eula Grooms, supported by Ken Munson, to approve the minutes from the August 2013 meeting, MOTION CARRIED (8-0)

PRESIDENT'S REPORT:

Sue introduced new Commissioner Marty Bertera. She also said that Vernon Elmore's appointment to the Commission had been made, but that he was unable to attend this evening.

DIRECTOR'S REPORT:

Jody distributed the finance report for September, which represents the end of the fiscal year.

MOTION by Anne Ronco, supported by Shirley Prygoski, to approve the finance report from August, pending audit, MOTION CARRIED (8-0)

Jody announced that the Museum received funding for the lighting in the basement exhibit gallery from DA Home Improvement. The completion of the overall project – basement and third floor gallery - needs to be postponed so the lighting can be installed, and the rest of the exhibits completed as planned. So project completion will be postponed, probably until around March.

Dan arrived.

The bids for the Marx Home porches came in about a month ago, and the project was put on hold due to some issues with the bids. Jody and Michelle met with Mark Havilcek, who has worked on projects at the Museum before. Jody can start accumulating supplies for the project throughout the winter for the work that will be done in the spring. Mark said he may donate some labor for the project. So Jody would like to have a meeting of the Buildings and Grounds Subcommittee to go over the project in more detail.

The Cemetery Walk brought in \$7,680 in ticket sales. The final profit was \$6,772.75, which is right on par with previous years. Everyone who attended agreed that it was a success, and Jody said there will be a wrap-up meeting soon. She had a few suggestions for future events, including using ten characters instead of eight when at Mt. Carmel Cemetery so that guests are not standing around waiting. She also said that bathrooms were an issue this year so they will have to consider that for next time. Sarah is compiling feedback forms and will email them out shortly.

Jody announced that the Halloween Open House is this Friday from 5:30 to 8:30 during Third Friday. She said they usually get about 500 visitors.

On November 9 there will be an antiques fair on the Museum campus. Staff is selling tables for \$25 or two for \$40 for those who want to sell antique or vintage items. There will also be appraisals for \$10 an item. They also plan to sell cider and donuts. They are looking for a few volunteers for this event. Jody is also looking for pumpkins or straw bales to put around the campus if people are getting rid of them.

FRIENDS: The Quilters officially no longer exists as an organization. The Friends group is now in the process of restructuring.

SOCIETY: None.

COMMITTEES: Eula cleared a house on Fourth Street and got some half-round gutters for the Marx Home.

OLD BUSINESS: None.

NEW BUSINESS: Jody obtained 125 wooden folding chairs from the Sawyer House in Monroe for \$5 per chair. The cost was split with the Special Events department, as they could also be used for other city events.

ANNOUNCEMENTS/COMMUNICATION: Shirley shared a couple of magazine articles about the great-great-granddaughter of Emory Ford, who lives on Ossabaw Island just outside of Savannah, Georgia.

ATTENTION TO AUDIENCE: None.

MOTION by Eula Grooms, supported by Marty Bertera to adjourn the meeting at 7:26 p.m.
MOTION CARRIED (9-0)

Next Meeting: November 14, 2013.
Respectfully Submitted,
Annie Pilon, Recording Secretary



From the desk of Jody L. Egen

MONEY DEPOSITED WITH THE CITY OF WYANDOTTE TREASURY – AS OF OCTOBER 17, 2013

Log Cabin Rental	\$ 300.00 – Cash \$ 0 - Checks \$ 300.00 – Total	Reserve 101-000-257-250-071
Admissions/ Donations	\$ 50.00 – Cash <i>admissions</i> \$ 10.00 – Check \$ 60.00 – Total	Reserve 101-000-257-250-071
Weddings	\$ 150.00 – Check \$ - Cash \$ 150.00 – Total	Reserve 101-000-257-250-071
Teas <i>Sept. Tea for Hawthorn Questers</i>	\$ 180.00 – Check \$ - Cash \$ 180.00 – Total	Reserve 101-000-257-250-071
Fall City Wide Garage Sale <i>\$5 Sign Returns Collected</i>	\$ 0 – Check \$ 700.00 - Cash \$ 700.00 – Total	Reserve 101-000-257-250-071
Marx Rent	\$543.60 – Check \$ 0 – Cash \$ 543.60 – Total	<i>Marx Rental Account</i> 101.000.655.655.021

Total of all deposits \$ 1933.60

EXPENSES

HEAT/ GAS

MacNichol	\$ 28.51	City
Marx	\$ 25.51	City
Log Cabin	\$ 31.20	City
Burns	\$ 59.18	City
<i>Subtotal</i>	\$144.40	

WATER

MacNichol	\$ 299.25	City
Marx	\$ 45.19	City
Log Cabin	\$ 11.40	City
Burns	\$ 15.62	City
<i>Subtotal</i>	\$371.46	

ELECTRIC

MacNichol	\$ 313.25	City
Marx - <i>includes \$53.37 outside 400W</i>	\$ 202.33	City
Burns	\$ 87.18	City
<i>Subtotal</i>	\$602.76	

PHONE

MacNichol	\$ 41.77	City
Marx	\$ 41.77	City
Burns	\$ 226.88	City
<i>Subtotal</i>	\$310.42	

Subtotal All Utilities: \$ 1,429.04

MISCELLANEOUS		
Lowe's – Rugs for third floor exhibit gallery.	\$ 609.46	Reserve
Walmart – 20, 18 gallon totes for supplies	\$ 84.80	City – B&G
Lowe's – One gallon of Killz	\$ 18.00	City – B&G
Sherwin-Williams – Sample paints for basement exhibit gallery	\$ 14.18	City – B&G
Hoods – Misc. hardware	\$ 11.51	City – B&G
PPC Solutions – Grinding, polishing, sealing the basement exhibit gallery floor	\$ 2,082.06	Reserve
Staples – Misc. office supplies	\$ 371.22	City - Office
Lowe's – Bead board panels	\$ 118.88	City – B&G
Michael's – Exacto blades and handle to cut foam core	\$ 7.61	Reserve
Sherwin-Williams – 2 gallons interior Emerald brand paint for basement walls	\$ 136.06	Reserve
Meijer – Tea supplies for food purchased by Shirley Prygoski	\$ 20.13	Reserve
Wyandotte Alarm Co. – Commercial alarm monitoring for 2624 Biddle Ave.	\$ 195.30	Reserve
Whipple Printing – Halloween posters, 75 total	\$ 63.75	Reserve
Subtotal All Miscellaneous:		\$ 3,732.96

CURRENT BUDGET BALANCES – AS OF OCTOBER 17, 2013

SUPPLY LINE	BALANCE YEAR TO DATE	2013 BUDGET
Office Supplies	\$ 6.06	\$ 1,050.00
Postage	\$ 59.51	\$ 80.00
Building Maintenance & Supplies	\$ 0	\$ 8,279.00
Printing	\$ 0	\$ 800.00
Electric	\$ 1,699.87	\$ 6,700.00
Water	\$ 525.60	\$ 1,675.00
Heat	\$ 1,214.84	\$ 10,200.00
Education	\$ 90.00	\$ 240.00
Automobile	\$ 6.99	\$ 160.00
Reserve	\$ 100,505.45	n/a

01- 112
December 4, 2013

A regular session of the Municipal Service Commission of the City of Wyandotte, Michigan, was held at the office of the Commission on Wednesday, December 4, 2013 at 5:00 P.M.

ROLL CALL: Present: Commissioner - James S. Figurski
Michael Sadowski
Gerald P. Cole-excused
Frederick C. DeLisle-excused
Leslie G. Lupo

General Manager
& Secretary

- Rod Lesko

Also Present

- Paul LaManes
Valerie Hall
William Weirich
Charlene Hudson
Chris Brohl
Steve Timcoe
Dave Fuller
Steve Schwartz
Charlie Lupo
CATV Volunteer

01 - 113
December 4, 2013

APPROVAL OF MINUTES

MOTION by Commissioner Sadowski and seconded by Commissioner Lupo to approve the November 13, 2013, working session Municipal Service Commission meeting Minutes.

MOTION by Commissioner Sadowski and seconded by Commissioner Lupo to approve the November 13, 2013 regular session Municipal Service Commission meeting minutes.

HEARING OF PUBLIC CONCERNS

None

DAVE FULLER PRESENTATION REGARDING ONLINE BILL PAYMENT

Dave Fuller, giving presentation on Online Bill Payment option forthcoming for residents/customers to pay bills online.

RESOLUTION 12-2013-01

Steve Timcoe, Superintendent of Telecommunications giving overview on the open part-time Playback Operator position in the Cable TV studio.

MOTION by Commissioner Sadowski and seconded by Commissioner Lupo to authorize the Cable/Telecommunications Department to hire a part-time Playback Operator as recommended by WMS Management at the approved budgeted rate of \$8.00 per hour with hours not to exceed 29 hours per week.

Commissioner Figurski asked that the roll be called.

YEAS: Commissioner Figurski, Lupo, Sadowski

NAYS: None

REPORTS AND COMMUNICATIONS

MOTION BY Commissioner Sadowski and seconded by Commissioner Lupo to receive and place reports and communications on file.

Commissioner Figurski asked that the roll be called.

December 4, 2013

YEAS: Commissioner Figurski, Lupo, Sadowski

NAYS: None

APPROVAL OF VOUCHERS

MOTION by Commissioner Sadowski and seconded by Commissioner Lupo that the vouchers be paid as presented.

#5204	\$ 2,132.40
#5205	\$ 256,482.72
#5206	\$ 699,435.52
#5207	\$ (23,544.75)
#5208	\$ (12,000.00)

Commissioner Figurski asked that roll be called.

YEAS: Commissioner Figurski, Lupo, Sadowski

NAYS: None

COUNCIL RESOLUTIONS

RESOLVED by the City Council that Council CONCURS with the recommendation of the Power Systems Supervising Engineer; Municipal Service Commission and Municipal Service Management to purchase six (6) Ranger (3) Orion receiver Handhelds and upgrade of the corresponding software package to READCENTER ANALYTICS + from Badger Meter for a total price of \$36,000.00.

RESOLVED by the City Council that council CONCURS with the Recommendation of the Power Systems Supervising Engineer; Municipal Service Commission and Municipal Service Management to purchase four (4) HHTR transmitter and receiver Units from Power Line Supply/HD for a total price of \$13,780.00.

City Council CONCURS with the recommendation of the Municipal Service commission in A RESOLUTION:

Up to \$850,000.00 of Installment purchase financing for Replacement roof for Power Plant.

Department of Municipal Service to negotiate financing.

RESOLVED by the City Council that Council CONCURS with the Wyandotte Municipal Service Commission and Telecommunications Department

and hereby APPROVES the WMS Cable Telecommunications Rate Adjustments as outlined in their Communication dated November 25, 2013.

RESOLVED by the City Council that Council CONCURS with the Recommendation of the Superintendent of Telecommunications; Municipal Service Commission and Municipal Service Management and hereby APPROVES the purchase and installation of an Uninterruptable Power Supply from CDW-Government in the amount not to exceed \$11,671.12 to support and protect the Headend Cable and Telecommunications equipment located at 3005 Biddle, Wyandotte, Mi.

MOTION by Commissioner Sadowski to receive and place on file.

Late Items

None

CLOSED SESSION TO DISCUSS LABOR NEGOTIATIONS

MOTION by Commissioner Sadowski and second by Commissioner Lupo to go into closed session for purposes of discussing update on current Labor Negotiations. 5:15 p.m.

RETURN FROM CLOSED SESSION 5:30 P.M.

Commissioner Figurski asked that the roll be called

Yeas: Commissioner Figurski, Lupo, Sadowski

Nays: None

MOTION by Commissioner Sadowski to support and continue with the current Labor Negotiation strategy as outlined in the closed session, seconded by Commissioner Lupo.

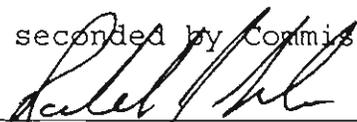
Commissioner Figurski asked that the roll be called:

Yeas: Commissioner Figurski, Lupo, Sadowski

Nays: None

The next regular Municipal Service Commission meeting is Scheduled for December 18, 2013 at 3:30 with a working session at 3:00 on December 18, 2013.

MOTION by Commissioner Sadowski and seconded by Commissioner Lupo to adjourn. 5:32 p.m.



Rod Lesko, Secretary

City of Wyandotte

Police Commission Meeting

Regular Commission Meeting
December 10, 2013

ROLL CALL

Present: Chief Daniel Grant
Commissioner John Harris
Commissioner Doug Melzer
Commissioner Dr. Michael Izzo

Absent: None

Others Present: None

The meeting was called to order at the Wyandotte Police Department, 2015 Biddle Avenue, Wyandotte, Michigan by Chairperson Commissioner Harris at 6:18 p.m.

The Minutes from the regular Police Commission meeting on November 12, 2013, were presented.

Melzer moved, Izzo seconded,
CARRIED, to approve the regular minutes of November 12, 2013, as presented.

UNFINISHED BUSINESS

NONE

COMMUNICATIONS

NONE

DEPARTMENTAL

1. Citizen Survey Response

Officer Trusewicz responded to the first complaint regarding strange noises in the area. Officer Sawmiller responded to the second complaint regarding a mirror being torn off of a vehicle. Both officers received positive reviews on the surveys.

Melzer moved, Izzo seconded,
CARRIED, to receive the Citizen Survey responses and place on file.

2. Police Statistics – November 2013, Year to Date

Chief Grant said nothing “earth shattering” has been going on in Wyandotte.

The MICRS statistics that we receive quarterly from the State provide a good picture of what is happening in the community.

The Ordinance Officers continue to monitor abandoned autos and have tagged over 1,600 so far this year.

Melzer moved, Izzo seconded,
CARRIED, to receive the November 2013 and Year to Date Police Statistics and place on file.

3. Outside Employment Applications

Officer Powers would like to do part-time work for a security company. He is fully aware of the Department's policies with respect to outside employment.

Lt. Reed is renewing his application for the same company he has been working part-time for over the last couple of years.

Melzer moved, Izzo seconded,
CARRIED, to approve the Outside Employment Applications for both Officer Powers and Lt. Reed.

4. OEM – Replacements For In Car Computers

With the Commissioners' approval, Chief Grant would like to place this quote on City Council's agenda for Monday. The four computers will cost approximately \$20,000, and the Downriver Community Conference (DCC) will fully reimburse the Department using grant money they have available. These computers are the same as those in the rest of the patrol vehicles.

Chief Grant also indicated the DCC has additional grant funds we will be able to utilize.

Izzo moved, Melzer seconded,
CARRIED, to approve the computer purchases from OEM with the understanding that the Downriver Community Conference will reimburse the Department.

5. Bills and Accounts – November 26, 2013 \$3,482.25, December 10, 2013 \$16,335.05

Izzo moved, Melzer seconded,
CARRIED, to approve payment of the bills for November 26, 2013 \$3,482.25, and December 10, 2013 \$16,335.05

NEW BUSINESS

1. Leave Time Policy

This is a new policy. Everyone must have prior approval before using leave time which includes personal time, comp time, sick time and more specifically, any request for time off.

Some people have been abusing sick time.

Department personnel must use any accumulated sick or vacation time before they are allowed to use FMLA. This is stated in the contracts.

Melzer moved, Izzo seconded,
CARRIED, to approve the Leave Time Reporting policy as submitted.

2. Downriver Consolidated Dispatch

Chief Grant informed the Commissioners that the next meeting to further explore the extended Downriver Consolidated Dispatch will take place this Friday, December 13, 2013.

The Chief has put together a potential organizational chart, and the committee will start looking at the financial numbers to hire the necessary personnel to staff the center.

Dearborn wants to become part of our new radio system, but not the consolidated dispatch center. Dearborn Heights may want to become part of the new radio system as well.

The new Downriver Consolidated Dispatch has to ~~save~~ all participating parties money or it will not work.

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 6:39 p.m.

Izzo moved, Melzer seconded,
CARRIED, to adjourn meeting at 6:39 p.m.

Laura Allen
Administrative Assistant
Wyandotte Police Department

