

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION  
MONDAY, June 23rd, 2014 7: 00 PM  
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON  
CHAIRPERSON OF THE EVENING: THE HONORABLE LEONARD SABUDA

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

PERSONS IN THE AUDIENCE:

HEARINGS:

HEARING RELATIVE TO  
THE COMMERCIAL REDEVELOPMENT  
DISTRICT-3233 BIDDLE AVENUE  
WYANDOTTE, MICHIGAN

REPORTS AND MINUTES:

Beautification Commission  
Financial Daily Cash Receipts

May 14, 2014  
June 18, 2014

*Hearings*

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

**MEETING DATE:** June 23, 2014

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

**ITEM:** Commercial Redevelopment District – 3233 Biddle Avenue

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

**INDIVIDUALS IN ATTENDANCE:**

**BACKGROUND:** In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on June 23, 2014, to consider establishing a Commercial Redevelopment District for the property at 3233 Biddle Avenue. This action was initiated by the request of the property owner (see Attachment).

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 Mayor and City Council. The application would 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:** *J.P.*

**LIST OF ATTACHMENTS:**

1. Proposed Resolution
2. Request from property owner to establish Commercial Redevelopment District
3. Commercial Redevelopment Act – MEDC Summary
4. 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

\_\_\_\_\_, 2014

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, Alvin's Properties LLC has filed a written request with the clerk of the City of Wyandotte requesting the establishment of the Commercial Redevelopment District for property at 3233 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 June 23, 2014, 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. 14 is hereby established for the property at 3233 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:

S 5 FT OF LOT 35 ALSO LOT 36 EUREKA IRON AND STEEL WORKS RE-SUB T3S  
R11E L22 P49 WCR

Parcel Number: 82-57-011-15-0035-002

I move the adoption of the foregoing resolution.

MOTION by Councilmember \_\_\_\_\_

SUPPORTED by Councilmember \_\_\_\_\_

YEAS

COUNCIL

NAYS

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Galeski  
Miciura  
Sabuda  
Schultz  
Stec

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ABSENT \_\_\_\_\_

June 9, 2014

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  
3233 Biddle Avenue (former location of Lichee Gardens)

Dear Mayor and Members of Council:

To facilitate the redevelopment of the property at 3233 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 to redevelop the property. The plans are to:

- Completely renovate the existing building for a restaurant use
- Construct a new addition to the rear of the building

The new investment is estimated at \$ 250,000

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,

A handwritten signature in black ink, appearing to read "Alvin R. Fritz". The signature is fluid and cursive, with the first name "Alvin" being the most prominent part.

Alvin R. Fritz  
Alvin's Properties LLC  
19095 Parke Lane  
Grosse Ile MI 48138

Phone: 734-552-0700

## 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 Contact Center at 517.373.9808, or visit our website at [www.michiganbusiness.org](http://www.michiganbusiness.org).

**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](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 - Captain's Bar	2013	2013	12	Restoration	-
11	3061-63 Biddle	Hotel Sterling - former Sears Building	2013	2013	12 + 2	Restoration	-
12	3247/3249 Biddle	GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.) - Medical Office & 5 Apartments	2013	6/9/14	12 + 1	New	-
13	3131-49 Biddle & Adjoining Property to the South	MJC Construction Management - Redevelopment of former Wyandotte City Hall	2014	-	-	New	-
14	3233 Biddle	Alvin's Properties LLC - Redevelopment of former Lichee Gardens into Barbecue Restaurant	Pending	-	-	Replacement	-

Last revised: June 13, 2014



## 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

June 16, 2014

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

ROLL CALL

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

Absent: Councilperson Galeski

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 16, 2014 AGENDA ITEM #1

ITEM: Sewage Rate Effective July 1, 2014

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

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

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

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

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

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

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

STRATEGIC PLAN/GOALS: To be financially responsible.

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

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

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

COMMISSION RECOMMENDATION: N/A

WYANDOTTE CITY CLERK

2014 JUN 17 A 10:54

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: wlook

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS:

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

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: June 16, 2014 AGENDA ITEM #2

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

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

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

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

STRATEGIC PLAN/GOALS: To be financially responsible.

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

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

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: N/A

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

ITEM: Vinewood Village Condominium Association

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

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

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

ACTION REQUESTED: Receive and file communication.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

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

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Email to Vinewood Village Condominium Association

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

ITEM: Structure at 2997 Fort Street, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

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

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

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

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

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

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: jrp

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

#### LATE ITEM

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

ITEM: Structure at 239 Bondie, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

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

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

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

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

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

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

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Joseph R. Peterson

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

REPORTS AND MINUTES:

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

CITIZENS PARTICIPATION:

None

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

RESOLUTIONS

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

ROLL ATTACHED

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

- \*To pay the City of Wyandotte's share of operation and maintenance of the sewage disposal system
- \*To pay the County of Wayne's sewage charges on a monthly basis
- \*To pay for the replacement of equipment of the sewage disposal system
- \*To cover the loss of revenue due to the difference between the City's master meter and customer's meters.
- \*To pay for debt service

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

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

NAYS: None



Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS hearings have been held in the Office of the Engineer in the Department of Engineering and Building 3200 Biddle Avenue, Wyandotte, Michigan on May 5th and June 13th, 2014, and WHEREAS the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 239 Bondie has not been repaired or demolished in accordance with the City's property Maintenance Ordinance; NOW, THEREFORE BE IT RESOLVED, that is Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on July 21, 2014 at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been brought up to code or demolished or why the City should not have the structure demolished and removed at 239 Bondie. AND BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provisions of Section PM-107.4 of the Property Maintenance Ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 16, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

Yeas: Councilmembers Fricke Miciura Sabuda Schultz Stec

NAYS: None

#### ADJOURNMENT

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri M. Fricke

That we adjourn.

Carried unanimously

Adjourned at 7:45 PM

June 16, 2014

  
William R. Griggs, City Clerk

CITY OF WYANDOTTE  
BEAUTIFICATION COMMISSION MEETING MINUTES, APPROVED  
MAY 14, 2014

Members Present: John Darin, Chairman, Michael Bozymowski, Andrea Fuller, Noel Galeski, Linda Orta, Stephanie Pizzo, Bill Summerell, Karen Tavernier, Alice Ugljesa

Members Excused: Lisa Lesage

Guests: None

1. Call to Order: The meeting was called to order by John at 6:00 pm.
2. Reading and Approval of Previous Minutes:
  - a. April 9, 2014 Regular Meeting: Motion was made by Alice, seconded by Andrea, to approve the draft minutes of the April 9, 2014 regular meeting of the Beautification Commission as written. The minutes were approved unanimously.
3. Approval of Agenda: Motion was made by Karen, seconded by Linda to approve this meeting's agenda as submitted. The agenda was approved unanimously.
4. Chairperson's Report:
  - a. Re-Appointments: John reported that John Darin and Linda Orta were re-appointed to the Commission at the City Council's April 28, 2014 meeting, with terms to expire April, 2017.
  - b. Documents: John distributed an updated Attendance Log and Contact List for review.
  - c. Review of BCSEM Meeting Caterer Proposals: John distributed proposed menus and pricing for the BCSEM luncheon from three Wyandotte-based caterers: Silver Shore Catering, Campbell-York Catering, and Portofino Catering. It was noted that there were no provisions for linens in any of the proposals, and that one caterer had exceeded budget target with food handling expenses that needed clarification. Alice noted that she will be able to borrow linens for "round tables of eight" from a local high school at no cost to the Commission.  
Follow-Ups: The Commission requested John obtain a clarification of the above-mentioned non-budget charge and re-submit the proposals for approval at the Commission's June meeting. Alice was requested to confirm that she will be able to obtain a minimum of 12 linens for guest tables, in addition to other linens needed for registration tables, raffle tables, etc.
  - d. Adopt-A-Spot Program: John distributed the draft Adopt-A-Spot program overview and flyer. There was some discussion on this item. Andrea suggested that the legalities of the proposed program be checked. Following discussion, it was determined that the commission will utilize the standard hold harmless agreement language which has already been approved by the City Attorney, (as in the community garden application and Spring Dig-In volunteer list) to satisfy risk and liability issues in working with volunteers. Further clarifying discussion will take place at the August meeting.
5. Treasurer's Report:
  - a. FY 2013-2014 Expense Report: Mike reported that there was one additional previously-approved expense since our last meeting, \$47.89 for Spring Dig-In supplies and materials for Noel Galeski re-imbursement. Account balance remaining is \$4,700.14.
6. Public and Media Communications: Andrea reported numerous calls regarding the community garden. There was an inquiry regarding donating a tree in memoriam that was referred to John, who contacted the party. Upon discussion, Mike noted that BASF Park has memorial trees, and he will check availability of current city program(s) for such donations and report back for follow-up. There were no other communication items of significance to report.
7. Community Garden Update: Garden Work Day – Saturday, May 10, 2014  
Karen reported that all 34 community garden plots are occupied. Joe's Hamburgers has been accepting community garden overflow. She also noted that Paragon Services is still maintaining active gardens.

Deleted: June

8. Hanging Baskets and Planter Pots Update: May 17, 2014

- a. Hanging Baskets: Alice reported the spring hanging baskets will be delivered on Saturday, May 17<sup>th</sup> by Eckert's Greenhouses and will be installed in the existing hangers. Alice will contact Maggie to inform her once the hanging baskets are in place to ensure the drip irrigation system is in place for each basket.
- b. Planter Pots: After discussion, it was the consensus of the Commission that the new pot purchased by Stephanie will be placed at Nanna's circle planting, and that the existing pot (cracked) will be relocated to the Teardrop planting. In addition, Stephanie will contact the Mayor's office to request a DPS work order to move 5 round pots to west side of city hall.

9. Beautification Awards:

- a. "We've Noticed" Postcards: Alice distributed an ample supply of the "We've Noticed" postcards for commissioner mailing to homeowners and business who have beautified their property this year. These postcards are to be given to Julie Sadlowski for mailing through city hall mail room.

10. Vietnam Veterans Memorial Landscape Planting: Saturday, May 10, 2014

The entire memorial was successfully planted, fertilized, and mulched on May 10, 2014. It will look quite beautiful when grown in, and all commissioners were thanked for their very hard work. The sprinkler system had been installed earlier the previous week.

Follow-Up: 13 boxwood shrubs are currently on back-order, and will likely be planted during the Spring Dig-In. There was discussion regarding additional planting. Approval of additional spending was deferred until next meeting when Mike will produce a spreadsheet tallying all related expenses to date, so there can be discussion and appropriate accounting of these expenses. Andrea will investigate possible vendors for service ribbon descriptive signage, which will require Committee approval before Commission approval of the expenditure, since the first quote was quite expensive.

11. Spring Clean-Up: Saturday, April 12, 2014

It was noted by Noel that this was a very busy day, and was a very successful downtown clean-up effort. John encouraged the Commission to make the Spring Clean-Up an annual event, and to engage additional community support to extend this effort through-out the city. The Commission agreed by consensus.

12. Spring Dig-In: Saturday, May 17, 2014

Noel distributed and reviewed an excellent and thorough To Do list, with responsibilities, for various dig-in activities. Noel will contact Maggie to volunteer and to bring the Gator for use during the Dig-In.

13. Old Business: There was no Old Business.

14. New Business: There was no New Business.

15. Round-Table Reports and Announcements: There were no reports or announcements.

16. Next Meeting: The next regular meeting of the Beautification Commission is scheduled for Wednesday, June 11, 2014 at 6:00 pm in City Hall, Mayor's Conference Room, Third Floor, 3200 Biddle Avenue.

17. Adjournment: The meeting was adjourned at 8:15 pm.

Respectfully Submitted,

John Darin  
Chairman,  
Wyandotte Beautification Commission

User: ktrudell

Post Date from 06/18/2014 - 06/18/2014 Open Receipts

DB: Wyandotte

Receipt #  
Description

Date

Cashier

Wkstn

Received Of  
Distribution

Amount

O SH	164074	06/18/2014	ktrudell F2 101-000-001-000	DCAC-DOWNRIVER CENTRAL ANIMAL CONTRO 101-303-925-998 DCACA SHELTER REVENUE	42.00	CITY CHECK 115
					42.00	CITY CHECK 115
O SH AL	164075	06/18/2014	ktrudell F2 101-000-001-000 101-000-001-000	DCAC-DOWNRIVER CENTRAL ANIMAL CONTRO 101-303-925-998 DCACA SHELTER REVENUE 101-000-257-078 RESERVE-ANIMAL CARE/POUND	845.00 10.00	
					855.00	CITY CASH
O MZ	164076	06/18/2014	ktrudell F2 101-000-001-000	SCOTT SIMON 101-000-231-020 P/R Deductions-Hospital (E	704.89	CITY CHECK 520
					704.89	CITY CHECK 520
O MZ	164078	06/18/2014	ktrudell F2 101-000-001-000	NORM WALKER 101-000-231-020 P/R Deductions-Hospital (E	607.56	CITY CHECK 21538
					607.56	CITY CHECK 21538
O XV	164079	06/18/2014	ktrudell F2 101-000-001-000	ANN ARBOR CREDIT BUREAU 101-000-041-024 A/R ANN ARBOR COL-RESCUE	949.20	CITY CHECK 012169
					949.20	CITY CHECK 012169
O LB	164080	06/18/2014	ktrudell F2 101-000-001-000	WYANDOTTE ANIMAL HOSP 101-000-451-020 LICENSES-ANIMAL	260.00	CITY CHECK 9029
					260.00	CITY CHECK 9029
O RE	164081	06/18/2014	ktrudell F2 101-000-001-000	WAYNE COUNTY TREASURER 101-000-655-040 RECEIPTS-MISCELLANEOUS	73.00	CITY CHECK 2188145
					73.00	CITY CHECK 2188145
O RE	164082	06/18/2014	ktrudell F2 101-000-001-000	MET LIFE 101-000-655-040 RECEIPTS-MISCELLANEOUS	189.70	CITY CHECK 0016136122
					189.70	CITY CHECK 0016136122
O EP	164083	06/18/2014	ktrudell F2 731-000-001-000	CITY OF WYANDOTTE 731-000-392-040 PD EMPLOYEE PENSION CONTR	1,565.30	CITY CHECK 113912
					1,565.30	CITY CHECK 113912
O MZ	164084	06/18/2014	ktrudell F2 101-000-001-000	MARY ROTHERMAL 101-000-231-020 P/R Deductions-Hospital (E	532.73	CITY CHECK 7815
					532.73	CITY CHECK 7815
				Total of 10 Receipts	5,779.38	

User: ktrudell

Post Date from 06/18/2014 - 06/18/2014 Open Receipts

DB: Wyandotte

Receipt #	Date	Cashier	Wkstn	Received Of	Amount
Description				Distribution	

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

101-000-041-024	A/R ANN ARBOR COL-RESCUE	949.20
101-000-231-020	P/R Deductions-Hospital (Employer)	1,845.18
101-000-257-078	RESERVE-ANIMAL CARE/POUND	10.00
101-000-451-020	LICENSES-ANIMAL	260.00
101-000-655-040	RECEIPTS-MISCELLANEOUS	262.70
101-303-925-998	DCACA SHELTER REVENUE	887.00
731-000-392-040	PD EMPLOYEE PENSION CONTR	1,565.30
TOTAL - ALL CREDIT ACCOUNT		5,779.38

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

101-000-001-000	Cash	4,214.08
731-000-001-000	Cash	1,565.30
TOTAL - ALL DEBIT ACCOUNTS		5,779.38

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

101	General Fund	4,214.08
731	Retirement System Fund	1,565.30
TOTAL - ALL FUNDS:		5,779.38

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

Tender Code/Desc.		
GEN	GENERAL OPERATING FUND	
(CCA)	CITY CASH	855.00
(CCK)	CITY CHECK	3,359.08
TOTAL:		4,214.08
RETIR WYANDOTTE EMPLOYEES RETIREMENT SYSTEM		
(CCK)	CITY CHECK	1,565.30
TOTAL:		1,565.30
TOTAL - ALL BANKS:		5,779.38

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

Tender Code/Desc.		
(CCA)	CITY CASH	855.00
(CCK)	CITY CHECK	4,924.38
TOTAL:		5,779.38

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

(1)	AC: RESERVE-ANIMAL CARE/POUND	10.00
(1)	EP: PD EMPLOYEE PENSION CONTR	1,565.30
(1)	LB: LICENSES-ANIMAL	260.00
(3)	MZ: MISC CASH/VARIOUS	1,845.18
(2)	RE: RECEIPTS-MISCELLANEOUS	262.70
(2)	SH: DCACA SHELTER REVENUE	887.00
(1)	XV: A/R ANN ARBOR COL-RESCUE	949.20
TOTAL - ALL RECEIPT ITEMS:		5,779.38