

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION

MONDAY, July 28th, 2014 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

PRESENTATIONS:

PRESENTATION OF A CERTIFICATE OF RECOGNITION
FROM MAYOR PETERSON TO
KEVIN CONAWAY
SPECIAL OLYMPICS PARTICIPANT

PRESENTATION OF THE 2014 BEAUTIFUL BABY CONTEST WINNERS
HELD DURING THE WYANDOTTE STREET ART FAIR
BY THE JAYCEES
LORELAI KUBIAK (girl winner)
WILLIAM GASIEWSKI (boy winner)

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Our Lady of the Scapular Parish regarding their Annual Polish Festival to be held on Friday, August 22, Saturday, August 23, and Sunday, August 24, 2014.
2. Communication from Kathryn Ferstle regarding her request to demolish the carriage house at 606 Chestnut.
3. Communication from Rick Whitson regarding making Fort Street safe for pedestrian traffic again due to the changes made by M-DOT.

4. Communications from Caryn Holthaus (Schaaf) and Judy Shelton relative to the placement of a memorial tree in the V.F.W. Playfield located at Cherry Street and 11th Street in memory of Joseph Schaaf.

5. Communications from Valerie Lucas and Patricia Towle relative to rodent problems in their neighborhoods.

PERSONS IN THE AUDIENCE:

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

6. Communication from Councilman Galeski requesting information relative to the garbage ordinance and various issues relative to same.

7. Communication from Councilman Schultz relative to noncompliance regarding yield signs in the City of Wyandotte; identifying 22nd and Cedar as a problem intersection.

8. Communication from the Chief of Police submitting the promotion of Police Officers James Kresin and Archie Hamilton to the rank of Sergeant.

9. Communication from the Power Systems Supervising Engineer relative to Substation 6 - redundant Feed-ITC Expansion.

10. Communications from the Special Event Coordinator regarding the following:
Special Event application submitted by CUB SCOUT PACK 1770.
Special Event Entertainment Contract
2014 Sound Contract Music in the Park-Bass Notes Production

11. Communication from the City Engineer regarding the purchase of property within the City of Wyandotte.

12. Communication from the City Engineer relative to the Wayne County Sponsored Household Hazardous Waste Collection to be held on Saturday, August 16, 2014 at Westland Shopping Center (Lot behind JCP Store) from 8:00 a.m. to 2:00 p.m.; open to Wayne County residents only (no fee to participate) (SEE CABLE AND WEB-SITE FOR ACCEPTABLE ITEMS).

13. Communication from the City Engineer regarding the Dangerous Structure at 446 Pine.

14. Communication from the City Engineer regarding the Dangerous Structure at 143-149 Bennett.

15. Communication from the City Engineer regarding the sale of City-owned property.

CITIZENS PARTICIPATION:

REPORTS AND MINUTES:

Wyandotte Cultural and Historical Commission	May 15, 2014
Wyandotte Cultural and Historical Commission	June 19, 2014
Municipal Service Commission	July 14, 2014
Beautification Commission	June 11, 2014
Recreation Commission	July 15, 2014
Planning Commission	July 17, 2014

PRESENTATION

Maria Johnson

From: Julie Sadlowski [jsadlowski@wyandotte.org]

Sent: Thursday, July 24, 2014 3:39 PM

To: 'William Griggs'

Subject: Certificate of Recognition

Hi Maria,

Can you put a Certificate of Recognition from the Mayor to Kevin Conaway, Special Olympics participant on the agenda for Monday?

Thank you.

Julie Sadlowski
Executive Assistant to the Mayor and Council
City of Wyandotte
3200 Biddle Avenue, Suite 300
Wyandotte, MI 48192
Tel: 734-324-4544
Fax: 734-324-4552

www.wyandotte.net

PRESENTATION

Mayor and City Council
City of Wyandotte
3200 Biddle Avenue, Suite 300
Wyandotte, MI 48192

July 23, 2014

Dear Honorable Mayor and City Council Members:

On behalf of the Wyandotte Jaycees, I am requesting permission for a presentation during the July 28th Council meeting.

The 2014 Beautiful Baby Contest was held during the 2014 Wyandotte Street Art Fair. The Wyandotte Jaycees had a booth and the patrons of the fair were able to vote for the babies. Every penny counted for one vote per contestant. The 2014 Beautiful Baby had 30 contestants ranging in ages 0-36 months and many people took the opportunity to vote during the 4 day fair.

The Wyandotte Jaycees are proud to announce our winners for this yearly event. Beautiful Baby 2014 girl winner is Lorelai Kubiak and Beautiful Baby 2014 boy winner is William Gasiewski. Both winners will be in the 2015 parade as well as win a basket of prizes. We are so happy for the winners of the contest and look forward to Beautiful Baby 2015.

Thank you for this opportunity to share with the community the winners of The Wyandotte Jaycees Beautiful Baby 2014.

Sincerely,

Tamara Trudelle and Jeremy Trudelle
Co-Chairs for Beautiful Baby 2014
Wyandotte Jaycees

Our Lady of the Scapular Parish

976 POPE JOHN PAUL II AVENUE ~ WYANDOTTE, MICHIGAN 48192 ~ (734) 284-9135 ~ FAX: (734) 284-1367

Parafia Matki Boskiej Szkaplerznej

July 2, 2014

The Honorable Joseph R. Peterson
Mayor of Wyandotte
3131 Biddle Ave.
Wyandotte, MI 48192

RECEIVED

JUL 16 2014

**CITY OF WYANDOTTE
MAYOR'S OFFICE**

Dear Mayor Peterson,

This year's Our Lady of the Scapular's Annual Polish Festival will be held on Friday, August 22, Saturday, August 23, and Sunday, August 24, 2014.

As in the past, may we ask to have the Streets surrounding our Parish Grounds to be closed to automobile traffic during these days.

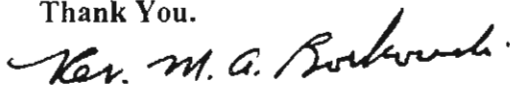
The area involved would be 10th Street between Vinewood and Pope John Paul II Avenue (Superior).

The times we would ask for this area to be closed off, would be:

Friday, August 22 – 4:00 PM – 11:00 PM
Saturday, August 23 – 10:00 AM – 11:00 PM
Sunday, August 24 – 1:00 PM – 11:00 PM

Please let me know if you will permit us this privilege again this year.

Thank You.



Rev. Mark A. Borkowski
Pastor

City of Wyandotte

Mayor Peterson and City Council

3200 Biddle Avenue, Suite 300

Wyandotte, MI 48192

July 21, 2014

WYANDOTTE CITY CLERK

2014 JUL 21 A 10:31

2

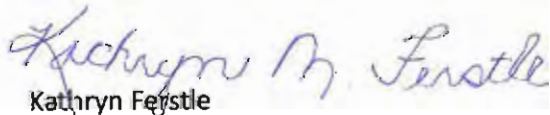
Re: Demolition of Carriage House at 606 Chestnut

Dear Mayor Peterson and City Council:

In October of 2012, after the unexpected death of my husband, I requested the city's help in demolishing the carriage house at 606 Chestnut. After the Council's action on this matter I discovered I did not have clear title to the rental property known as 606 and 608 Chestnut. After working with local attorney Thomas Kuzmiak, I have obtained clear title to the property and am resubmitting my request.

Since my initial request I have corrected all code violations at 608 Chestnut and also installed aluminum siding, new gutters, a new boiler, and a new hot water tank all with the appropriate permits and inspections.

Thank you for your consideration in this matter.



Kathryn Ferstle

23937 Huron River Drive

Rockwood, MI 48173

(734) 379-4781

City of Wyandotte

Mayor Peterson and City Council

3131 Biddle Avenue

Wyandotte, MI, 48192

October 1, 2012

Re: Demolition of Carriage House at 606 Chestnut

Dear Mayor Peterson and City Council:

My husband and I have owned the rental property at 608 and 606 Chestnut for over twenty-five years, but I had little or no involvement with the management or maintenance of the properties. With his unexpected death in July of this year, I find myself financially unable to correct the violations at both addresses. I am requesting that the city demolish the carriage house (606) at their expense so that I can afford to correct all code violations at 608.

Thank you for your consideration of this matter,

Kathryn Ferstle

23937 Huron River Drive

Rockwood, MI 48173

(734) 379-4781

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

October 9, 2012

JOSEPH R. PETERSON
RESOLUTION
MAYOR

Kathryn Ferstle
23937 Huron River Drive
Rockwood, Michigan 48173

By Councilman Daniel E. Galeski
Supported by Councilman Leonard Sabuda

RESOLVED by the City Council that the communication from Kathryn Ferstle, 23937 Huron River Drive, Rockwood, Michigan 48173 requesting City assistance with the demolition of her carriage house located at 606 Chestnut is hereby referred to the City Engineer for a review and report back in two (2) weeks.

YEAS: Councilmembers 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 October 8, 2012.

William R. Griggs
William R. Griggs
City Clerk

CC: City Engineer

THOMAS A. KUZMIAK, P.L.L.C.

Attorney at Law
2222 Ford Avenue
Wyandotte, MI 48192

TELEPHONE
(734) 283-3350

FACSIMILE
(734) 283-7330

January 3, 2014

Ms. Kathryn M. Ferstle
23937 Huron River Dr.
Rockwood, MI 48173

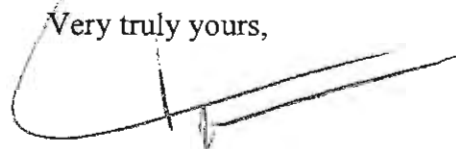
Re: Title policy

Dear Ms. Ferstle:

Enclosed herewith you will find the original Owner's Title Policy from the Minnesota Title Agency. This confirms the title status of your property at 606-607-608 Chestnut. You should retain this with your other documents as the title company has now confirmed that the title is vested into your name.

With the receipt of this document, my work has been completed and I am closing my file. If I can be of any further assistance to you in the future, please feel free to contact my office.

Very truly yours,

A handwritten signature in black ink, appearing to be 'TAK', with a long horizontal stroke extending to the right.

THOMAS A. KUZMLAK

TAK:em
Enclosure

INDEMNITY AGREEMENT

The undersigned verify that they are the sole current owner(s) of the property known as 606 Chestnut, Wyandotte, Michigan, which has the following legal description:

West 30 feet of Lot 10, Block 145 Eureka Irons & Steel Works Subdivision

It is agreed that said house known as 606 Chestnut, Wyandotte a Single Family Dwelling on the above described land will be demolished by City of Wyandotte and or it's contractor at no cost to the property owners.

The undersigned further represent that no one else has any lawful interest in said structure or real property and that the undersigned is authorized to grant permission to the City of Wyandotte and or it's contractor to demolish said structure.

In consideration of the City of Wyandotte demolishing the above captioned property, the undersigned release the City of Wyandotte from any and all claims the undersigned may have against the City as a result from said demolition.

Kathryn M Ferstle

Owner

23937 Huron River Dr
Rockwood, MI 48173

Address

(734) 379-4781

Phone Number

Owner

Address

Phone Number

Dated: 7/27/14

subscribed and sworn to me this 27th day of July 2014, by Kathy Kat
Notary Public Acting in Wayne County

My Commission Expires: 2/13/19



QUIT CLAIM DEED
Statutory Form

KNOW ALL MEN BY THESE PRESENTS THAT: ROBERT S. SALESKI, an unmarried man

the address of which is 11380 Briarcliff Drive, Warren, MI 48093

quit claims to KATHRYN M. FERSTLE, an unmarried woman

whose address is 23937 Huron River Drive, Rockwood, MI 48173

the following described premises situated in the City of Wyandotte, County of Wayne, and State of Michigan, to-wit:

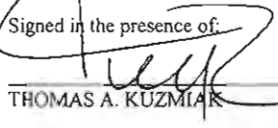
West 30 feet of Lot 10, Block 145, Eureka Iron and Steel Works Subdivision, as recorded in Liber 16, Page 14 of Plats, Wayne County Records.

Commonly known as 606-607-608 Chestnut, Wyandotte, MI 48192
Tax ID# 57-015-07-0010-002

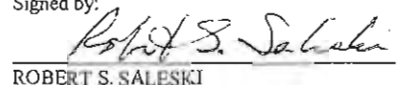
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of \$1.00. Exempt pursuant to MCLA 207.505 Sec. 5(a) and MCLA 207.526 Sec. 6(a).

Dated this 15 day of JULY, 2013.

Signed in the presence of:

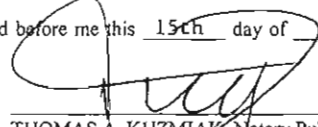

THOMAS A. KUZMIAK

Signed by:


ROBERT S. SALESKI

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 15th day of July, 2013 by Robert S. Saleski, an unmarried man.


THOMAS A. KUZMIAK, Notary Public
Wayne County, Michigan
Acting in Wayne County, Michigan
My Commission Expires: 5/17/20

When recorded return to: THOMAS A. KUZMIAK Attorney at Law 2222 Ford Avenue Wyandotte, MI 48192	Send subsequent tax bills to:	Drafted by: THOMAS A. KUZMIAK Attorney at Law 2222 Ford Avenue Wyandotte, MI 48192
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Recording Fee:

Revenue Stamps:

Revenue Stamps:

2013 DEC -4 AM 10: 33

Bernard J. Youngblood
Wayne County Register of Deeds
December 04, 2013 10:33 AM
Inst: 2013486677 AFF Pages: 2
Liber: 51202 Page: 1289



**AFFIDAVIT REGARDING RECORDATION OF
EXECUTED COPY OF QUIT CLAIM DEED**

State of Michigan)
County of Wayne)

NOW COMES the Law Office of THOMAS A. KUZMIAK, PLLC, and being first duly sworn, does herein state as follows:

1. That the undersigned, THOMAS A. KUZMIAK, is a licensed, practicing Attorney within the City of Wyandotte, County of Wayne, and State of Michigan.
2. That this Affidavit involves real property commonly known as 606-607-608 Chestnut, Wyandotte, Michigan, more specifically described as follows:

West 30 feet of Lot 10, Block 145, Eureka Iron and Steel Works Subdivision, as recorded in Liber 16, Page 14 of Plats, Wayne County Records. *ATTACHED QUIT CLAIM DEED*

Tax ID# 57-015-07-0010-002

2. That the Law Office of THOMAS A. KUZMIAK, PLLC, was authorized to prepare and execute a Quit Claim Deed for VALERIE L. BRODIE, formerly known as VALERIE L. SALESKI, to convey any and all interest held by Grantor, to KATHRYN M. FERSTLE. That said Deed was created and forwarded for review and execution.
3. That the Grantor did sign the copy of said instrument, which is an identical copy to the original, except for the "copy" stamp.
4. That said Deed has been properly executed and notarized and does herein convey the interest of the Grantor to the Grantee.
5. This this Affidavit is made for the purposes of accomplishing the recordation of the document.

WHEREAS, the undersigned has reviewed the terms of the Affidavit and knows the facts therein to be true and does execute it this 22nd day of November, 2013.

State of Michigan)
County of Wayne)

By:

THOMAS A. KUZMIAK, PLLC
THOMAS A. KUZMIAK, P30464
Attorney at Law

The foregoing Affidavit is executed before me, a notary public, this 22nd day of November, 2013, by Thomas A. Kuzmiak, Attorney at Law.

DIANE SHAFER, Notary Public
Wayne County, Michigan
Acting in Wayne County
My Commission Expires: 5/16/14

Drafted by/return to:
THOMAS A. KUZMIAK, PLLC
2222 Ford Avenue
Wyandotte, MI 48192
(734) 283-3350

QUIT CLAIM DEED
Statutory Form

KNOW ALL MEN BY THESE PRESENTS THAT: VALERIE L. BRODIE, f/k/a VALERIE L. SALESKI

the address of which is 11380 Briarcliff Drive, Warren, MI 48093

quit claims to KATHRYN M. FERSTLE, an unmarried woman

whose address is 23937 Huron River Drive, Rockwood, MI 48173

the following described premises situated in the City of Wyandotte, County of Wayne, and State of Michigan, to-wit:

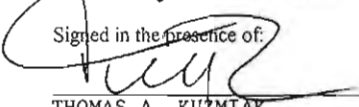
West 30 feet of Lot 10, Block 145, Eureka Iron and Steel Works Subdivision, as recorded in Liber 16, Page 14 of Plats, Wayne County Records.

Commonly known as 606-607-608 Chestnut, Wyandotte, MI 48192
Tax ID# 57-015-07-0010-002


together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of \$1.00. Exempt pursuant to MCLA 207.505 Sec. 5(a) and MCLA 207.526 Sec. 6(a).

Dated this 3 day of October, 20 13

Signed in the presence of:

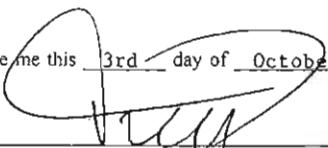

THOMAS A. KUZMIAK

Signed by:

 **COPY**
VALERIE L. BRODIE f/k/a VALERIE L. SALESKI

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 3rd day of October, 20 13 by
Valerie L. Brodie, f/k/a Valerie L. Saleski.


Notary Public, THOMAS A. KUZMIAK
Wayne County, Michigan
Acting in Wayne County, Michigan
My Commission Expires: 05/17/2020

When recorded return to:
THOMAS A. KUZMIAK
Attorney at Law
2222 Ford Avenue
Wyandotte, MI 48192

Send subsequent tax bills to:

Drafted by:
THOMAS A. KUZMIAK
Attorney at Law
2222 Ford Avenue
Wyandotte, MI 48192

Recording Fee:

Revenue Stamps:



Rick Whitson
12744 Chestnut St.
Southgate Mi. 48195
July 19, 2014

To whom it may concern:

My name is Rick Whitson, I have lived in Downriver for over 61 of my 69 years. I live on Fort Street and Chestnut in Southgate, and have lived here for 38 years.

I am writing an open letter to the City Council's of Southgate, Wyandotte, and Riverview. I am hoping that I can get the people of the three cities to work with me and help make Fort Street safe for pedestrian traffic again. I have for over a year now tried to convince the Michigan Department of Transportation to put all the crosswalks back where they were before M-Dot fixed Fort Street. M-Dot took out all the midblock crosswalks and crossing lights, making the only crosswalk at one mile roads. The only place bike and walking traffic can cross Fort Street is at Goddard Road, Northline Road, Erueka Road, Pennsylvania Road and Sibley Road. There is no safe way to cross Fort Street anywhere between. The only way for me to get to the grocery store across Fort Street from my house on foot or bike is to go to Eureka, six blocks South cross there and go six blocks back to Oak Street where the grocery store is.

It makes no sense to me that M-Dot decided to remove the safe crossings in the midblock locations. How does M-Dot expect people that live on the West side of Fort Street that walk or bike to get to the East side of Fort Street? How do the kids that live on the west side of Fort Street in Riverview get to school on the East side?

Just because there is no crossing light, does not stop people from crossing anyway. Every day I see people, young kids on bikes, old people walking, and people with strollers, and wagons running across Fort Street between cars and big trucks to get the shopping at Oak and Fort Street. Just this week I saw a young Mom, in a dress, running across pushing a baby in a stroller, from the grocery store. It made me sick.

I have contacted M-Dot several times on this matter in the almost three years they have been working Fort Street. They tell me they know what they are doing, and they are not going to change it. I have begged them to reconsider, but nothing has happened to fix the problem.

I am hoping that with the help of the cities involved we can get them to change their mind, and correct this unsafe condition, before anyone gets killed.

I am going to keep pushing until something is done to make Fort Street safe again. To me this is a very important safety issue. The people of Wyandotte and Southgate have been divided from shopping at Oak and Fort Street, unless they drive their car across Fort Street. The kids that live on the West side of Fort Street in Riverview cannot cross midblock to get to school on the East side of Fort Street safely. This issue needs to be addressed, and soon, before someone's child is killed trying to get to the other side of Fort Street.

I am hoping that the City Council's of the cities involved will help me correct this wrong, and make Fort Street safe again for pedestrian traffic.

Thank You in advance,
Rick Whitson
734 776 7659



4-A

CARYN HOLTHAUS (SCHAAF)
465 Maple Street
Wyandotte, MI 48192
(734) 626-4133

July 14, 2014

The Honorable Joe Peterson, Mayor of Wyandotte and
Respected Members of the Wyandotte City Council
City of Wyandotte City Hall
3200 Biddle Avenue, Suite 100
Wyandotte, MI 48192

RE: Memorial Tree

Dear Mayor Peterson and Members of the City Council:

My name is Caryn Holthaus (Schaaf), I reside at 465 Maple Street. I have been a homeowner/resident of the City of Wyandotte for over 45 years and have raised 5 children in this beautiful City. I am writing to you today to request your consideration in planting a Memorial Tree in honor of my deceased son, Joseph Schaaf at the V.F.W. Playfield located at Cherry Street and 11th Street.

On May 4, 2014, Joey was viciously attacked and killed. His death has been a senseless tragedy, that his family and friends are struggling to understand and come to terms with.

My son, Joey, was proud to tell anyone who asked that he grew up in Wyandotte. He has a large family and numerous friends that still reside in the City of Wyandotte today. As an adult Joey pursued and succeeded at becoming a Realtor. Joey was an advocate for buyers looking to buy a home in Wyandotte, and would tell those who were unfamiliar about the rich history of the City.

I have been made aware of the tree memorial at the golf course; however, I am requesting that special consideration be made so that a tree can be planted in memory of my son next to his long time best friend, Keith Shelton's tree located in the V.F.W. Playfield. I request this only because Joey and Keith were inseparable from 2nd grade until Keith's untimely death in 2001. They were very rarely seen without each other and played baseball together in V.F.W. Playfield. Joey carried Keith's obituary with him and never really got over Keith's absence. Joey and Keith spent many hours at that park as young children and teens. After Keith's death, Joey would go and visit Keith at his memorial tree often.

As Joey's mother, I was unable to protect him from death, but I would sincerely appreciate having the ability to memorialize him in the V.F.W. Playfield, as I know that is absolutely what he would want. Keith's mother, Judy is in agreement that our boys'

memorials should be together. Just like they were when they were young and carefree playing in the V.F.W. Playfield.

Thank you for your consideration and efforts in assisting me in this matter.

Regards,

Caryn Holthaus (Schaaf)

Caryn Holthaus + family
465 Maple.







Dear Mayor and Council,

7-14-14

4-B.

To whom it may concern:

I knew and loved Joe Skoof for years. He was just like one of my own boys. Keith and Joe were inseparable for many a years. All the boys had many good times to remember at Cherry Park. It's all for the good, not to cause any problems or upsets, it's to beautify the park even more. So people can remember all the good times instead of always focusing on the

God! Trees and flowers beautify
parts and places. Seriously what
does it hurt. I have heard
God remarks myself.

I am not good at always
writing what I want to say or
it doesn't always come out
the right way. So if you'd
like to call and talk to me
personally, I'm available most
all the time. Call 737-282-2637

3659 19th Street
Wyandotte, MI 48192

Thank You for listening
Judy Shelton

5-A

To the council men and women

I am writing this letter because I am concerned about the rats in our city. We have caught three in our backyard, one of them was a pregnant female. We can not use poison because we and our neighbors have dogs. When Fall and Winter come I am afraid they will be forced to get in our houses. I have been in contact with Julie, she said contractors would be sent out, that was July 7TH. I haven't heard of any in the neighborhood. If something isn't done these rats will soon be in your backyards.

Salvatore Lucas
2418 4TH

5-B

To the Wyandotte city counsel,

I'm writing to let you know that we have a rat problem in our neighborhood. They've tunneled their way into my home so far I've gotten 2 inside and 4 outside I've had to set traps inside and outside of my home. I've tried to contact the city about this matter and haven't gotten a response. My neighbor has trapped some outside of her home as well. She has been in correspondence with the city. This is not a 1 house problem. We have dogs and cannot use poison outside of our homes. I am very concerned that the problem is going to get worse when the weather changes. I am the home owner and shouldn't have to move because of a rat problem. Thank you for your attention in this matter.

Patricia Towle,
407 Walnut

6

Daniel Galeski
1717 Superior
Wyandotte, MI 48192

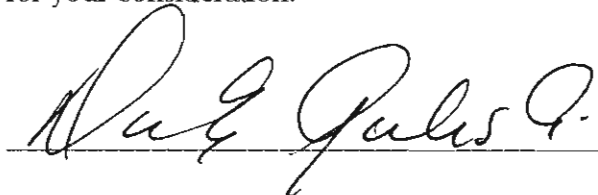
July 23, 2014

To: Mayor and City Council Members, City of Wyandotte

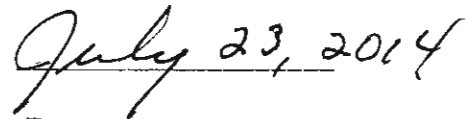
Due to our 2015 Budget committee sessions coming up quickly and in regards to the multiple discussions on our garbage ordinance and issues I would like to request the following information:

- What would our 2015, 2016 and 2017 budget look like if we were to consider purchasing 96 gallon totes for all residences in the City of Wyandotte along with refunding those who have already paid for leasing the totes?
- What would the collection costs or any additional costs involved in picking up all the totes be under the current contract with Waste Management?
- The most recent Audit by Plante Moran shows a fund balance under the solid waste fund. What would our 2015, 2016, and 2017 budget look like if this fund balance could be utilized to pay for such totes or could another revenue source be identified?

My intent at this time is for information purposes for the budget only. Thank you for your consideration.



Councilman, Daniel E. Galeski



Date

2014 JUL 23 P 4:22

WYANDOTTE CITY CLERK


OFFICIALS

Thomas Woodruff
CITY ASSESSOR

William R. Griggs
CITY CLERK

Todd M. Browning
TREASURER




MAYOR
Joseph R. Peterson

COUNCIL
Shari M. Sutherby-Fricke
Daniel E. Galeski
Tadeusz Miciura Jr.
Leonard T. Sabuda
Donald Schultz Jr.
Lawrence S. Stec

July 24, 2014

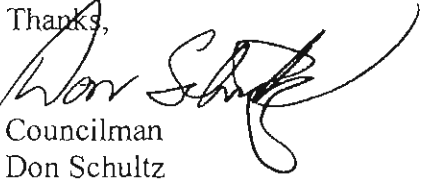
Dear Mayor and Fellow Council Members

In recent months I have received several complaints about yield signs in our City. Most complaints are that the signs are completely ignored.

I would like to have the Police Chief and traffic division find out how many are left in the City and are they still relevant with today's traffic patterns and volume. In my opinion stop signs would be a much better and safer solution.

The last concern from a citizen was at the intersection of 22nd and Cedar.

Thanks,


Councilman
Don Schultz

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION



MEETING DATE: July 28, 2014

AGENDA ITEM #

ITEM: Promotion of Police Officers James Kresin & Archie Hamilton to Sergeant Rank

PRESENTER: Daniel J. Grant, Chief of Police

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: In the past 1 ½ years, our agency has reduced the number of Lieutenants from five to two which has changed the command structure in our agency which once had 2 Shift Commanders on each of our 4-platoons. With the addition of two Sergeants, we will have more adequate coverage of our road patrols which will alleviate some overtime when one command officer is on approved leave time and will also minimize times when no supervisory personnel are available on the shifts. During the fall of 2012, the City commenced with a promotional process for the rank of Sergeant. In accordance with the Police Officer's collective bargaining agreement, those Officers interested in a promotion to the rank of Sergeant were given a written examination which was followed by an interview panel. On October 18, 2012, the testing and interview scores were tabulated along with the candidate's seniority scores and a promotional list was established which is required to be utilized for promotions for a 2-year period.

Police Officer James Kresin is the next Sergeant candidate on the eligibility list and the next two candidates declined the promotion offer at this time which has advanced the offer to Officer Archie Hamilton. Also in accordance with the collective bargaining agreement, both candidates will be on probation for a 6-month period and the two Officers who declined the promotional offer will maintain their position on the eligibility list should future promotions become available.

STRATEGIC PLAN/GOALS: To promote Police Officers James Kresin and Archie Hamilton to the rank of Sergeant and assign them to a 12-hour uniformed patrol shift acting as an on-duty shift Commander. In accordance with the collective bargaining agreement, they will be on probation in the new rank for a period of 6-months.

ACTION REQUESTED: Concur with the Police Department to promote Officers James Kresin and Archie Hamilton as probationary Sergeants.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Funds for this position's salary/benefits are budgeted in the Police Department budget in the salary account 101-301-725-110.

IMPLEMENTATION PLAN: If approved by the City Council, notification will be submitted to the City Administrator's Office regarding the pay increase in relation to the higher rank.

COMMISSION RECOMMENDATION: The Police Commission has been made aware of this City Council agenda item and it is anticipated that they will concur with the promotions at their next meeting scheduled for August 12, 2014.

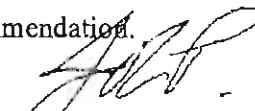
CITY ADMINISTRATOR'S RECOMMENDATION: Based on a review of the City's current resources, organizational structure, and staffing expectations, the filling of this position appears necessary to provide effective services to the residents of the City of Wyandotte.
Concur with recommendation.



(Todd Drysdale, City Administrator)

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur with recommendation.



(Joseph Peterson, Mayor)

LIST OF ATTACHMENTS: 1. Sergeant promotional results dated October 18, 2012

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: August 19, 2013

RESOLUTION by Councilman _____

BE IT RESOLVED BY THE CITY COUNCIL that Council Concurs with the determination that the promotion of two Sergeants will assist with the current Command Structure on the 4 platoons of the Police Department's 12-hour shifts and the Council authorizes the filling of such positions and

FURTHER RESOLVED BY THE CITY COUNCIL that subsequent to a written examination, an interview panel, and calculations of seniority which were taken into consideration in accordance with the collective bargaining agreement, the next Sergeant promotions are to be awarded to Officers James Kresin and Archie Hamilton, authorization is granted to make said promotions.

I move the adoption of the foregoing resolution.

MOTION by
Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

**Wyandotte Police Department
Sergeant Promotional Results
October 18, 2012**

<u>NAME</u>	<u>TEST / POINTS</u> <u>SCORE</u>	<u>INTERVIEW</u> <u>SCORE</u>	<u>SENIORITY/SCORE</u>	<u>TOTAL</u>
Kotkowski, Daniel	90/50	19.12	23.2/25	94.12
Kresin, James	75/41.66	21.57	22.2/23.92	87.15
Zalewski, Brian	75/41.66	21.81	21.5/23.16	86.64
Weise, Richard	81/45	20.52	17/18.31	83.83
Hamilton, Archie	85/47.22	19.43	10/10.77	77.42
Conz, Gerald	78/43.33	21.08	10.5/11.31	75.72
Hunter, Neil	74/41.11	20.95	12.5/13.46	75.53
Sharpes, Jay	77/42.77	15.01	10.8/11.63	69.42

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 28, 2014

AGENDA ITEM # 9

ITEM: Substation 6 – Redundant Feed – ITC Expansion

PRESENTER: Charlene Hudson, Power Systems Supervising Engineer *CH*

INDIVIDUALS CONSULTED: Rod Lesko- General Manager, Paul LaManes – Assistant GM *RL* *PLM*

BACKGROUND: Wyandotte Municipal Services has a radial 120kV connection to the ITC Transmission System. ITC has approved the expansion of their system to provide the City of Wyandotte and Wyandotte Municipal Services a redundant feed at this location. This expansion will allow the upgrade of the 120kV to 69kV substation portion of Sub 6 to include new breakers, relays, and control house along with the ability to add an additional transformer for electric redundancy.

The total project has been segmented into two phases. The first phase, 1A, incorporates the preparation of the site to underground existing 69kV, installation of appropriate foundations for phase two equipment, construction of a new control house, relaying, 69kV tie breaker and PT/CTs for voltage and current monitoring. The second phase, 1B, encompasses the purchase of the redundant 120kV transformer, primary and secondary breakers, relaying along with site preparation and foundations. Phase one projected engineering, labor and material costs are \$751,576 and phase two projected engineering, labor and material costs are \$1,583,810. The bulk of the expenditure is expected to be financed through bonding. This request is for \$240,430.40 and is for equipment with long lead times and is necessary to place an order to ensure equipment arrives timely. Funding for the entire project was anticipated from operations in the current Electric Department Business Plan in Fiscal 2017 however the cost of the project will now be funded through the issuance of Bond Anticipation Notes/Bonds issued with the proper Commission/Council approvals and referendum period.

A second 120kV feed is critical to the reliability of our system and provides Wyandotte Municipal Services the ability to set forth strategic improvements necessary at the Power Plant for long term, sustainable power generation.

STRATEGIC PLAN/GOALS: Improvement of Power Generation and Distribution Facilities.

ACTION REQUESTED: To approve the overall project direction and the \$240,430.40 for the following equipment necessary for the expansion of the 120kV/69kV system at Substation 6 as recommended by WMS Management:

1 - 120kV Disconnect Switch	2 - 69kV Disconnect Switches
3 - 69kV Bus Potential Transformers	1 - Station Service Transformer
1 - 69kV Bus Tie Breaker	3 - 120kV Combination Metering Units
3 - Relay Control Panels	

When the funding is secured, we will continue to provide updates and requests for action as necessary.

BUDGET IMPLICATIONS: Included in Capital Budget: 591-000-970-000-1013TD
Substation Equipment ~ \$ 406,000 capital budget remaining for FY14.

IMPLEMENTATION PLAN: Subsequent to City Council concurrence a purchase order will be executed for the initial set of equipment for the redundant electric feed at Substation 6.

MAYOR'S RECOMMENDATION -

CITY ADMINISTRATOR'S RECOMMENDATION –

LEGAL COUNSEL'S RECOMMENDATION – N/A

LIST OF ATTACHMENTS –

- Summary of project cost for resolution
- Signed copy of WMS Commission Resolution # 07-2014-06
- Projected cost for phase 1a and 1b
- Sub 6 Expansion Drawings
- Letters of recommendations from GRP Engineering for equipment selection of long lead time items in Phase 1A. NOTE, full detail of bids, including tabulation available upon request.

RESOLUTION

WHEREAS, the City of Wyandotte – City Council and Municipal Services Commission understands the need and supports the project plans for a redundant feed to ITC and,

WHEREAS, in order to keep on schedule for a March 2015 cutover to the new ITC 120kV breaker; now

THEREFORE BE IT RESOLVED by the City of Wyandotte – City Council that Council concurs with the City of Wyandotte – Municipal Services Commission authorizing the General Manager to purchase for an amount not to exceed \$240,430.40, a portion of the equipment necessary to upgrade the 120kV/69kV side of Substation 6.

ADOPTED this 28th of July, 2014

MOTION by
Councilperson _____

Supported by
Councilperson _____

YEAS

COUNCIL

NAYS

Stec

Sabuda

Sutherby-Fricke

Galeski

Schultz

Miciura, Jr.

Wyandotte Municipal Services
Substation 6 - ITC Expansion Project
Initial Material Purchases of Phase 1A

ITEM DESCRIPTION	Number of Units	Total Material Cost		Successful Vendor	Comment
120kV Disconnect Switch	1	\$7,827.40	\$18,164.40	USCO	Lowest Cost
69kV Disconnect Switch	2	\$10,337.00			
69kV Bus Potential Transformer	3	\$16,185.00 ✓		ABB/Kuhlman	Lowest Cost
Station Service Power Transformer	1	\$27,278.00 ✓		ITEC	Lowest Cost
69kV Bus Tie Breaker	1	\$48,775.00 ✓		Mitsubishi	Lowest Cost
120kV Combination Metering Units	3	\$53,700.00 ✓		Trench	Shorter Lead Time (difference <\$1300)
New Relay Control Panels	3	\$76,328.00 ✓		Harlo	Lowest Cost

Total \$240,430.40

^

RESOLUTION # 07-2014-06

WHEREAS, the City of Wyandotte – Department of Municipal Services Commission understands the need and supports the project plans for a redundant feed to ITC and

WHEREAS, in order to keep on schedule for a March 2015 cutover to the new ITC 120kV breaker; now

THEREFORE BE IT RESOLVED that the City of Wyandotte – Department of Municipal Services Commission authorizes the General Manager to purchase for an amount not to exceed \$240,430.40, a portion of the equipment necessary to upgrade the 120kV/69kV side of Substation 6.

ADOPTED this 23rd of July, 2014

MOTION by
Commissioner

Jeff Cole

Supported by
Commissioner

Bob Alderman

YEAS

✓
✓
✓
✓
✓

COMMISSIONER

Sadowski
Lupo
Cole
Alderman
Hughes

NAYS

ATTEST:

WYANDOTTE MUNICIPAL SERVICE COMMISSION

By:

Michael Sadowski
President

By:

Ruth Hughes
Secretary

WYANDOTTE MUNICIPAL SERVICES
SUBSTATION NO.6 PHASE 1A PROJECT
PRELIMINARY PROJECT COST ESTIMATE
THIS PROJECT WILL PROVIDE NEW ITC 120KV DOUBLE CIRCUIT FEED

ITEM	ITEM DESCRIPTION	UNITS	MATERIAL	LABOR	TOTAL	EXTENDED TOTAL
1	120kV Disconnect Switch	1	\$5,500.00	\$1,200.00	\$6,700.00	\$6,700
2	120kV Combination Metering Units	3	\$12,000.00	\$900.00	\$12,900.00	\$38,700
3	69kV Bus Potential Transformer	3	\$4,500.00	\$850.00	\$5,350.00	\$16,050
4	69kV CPT for Station Service	1	\$5,600.00	\$900.00	\$6,500.00	\$6,500
5	69kV Disconnect Switch	2	\$4,300.00	\$990.00	\$5,290.00	\$10,580
6	69kV Bus Tie Breaker	1	\$54,000.00	\$1,200.00	\$55,200.00	\$55,200
7	120kV Structural Steel	LOT	\$8,500.00	\$5,500.00	\$14,000.00	\$14,000
8	69kV Structural Steel	LOT	\$4,500.00	\$1,100.00	\$5,600.00	\$5,600
9	New Relay Control House	1	\$67,000.00	\$4,500.00	\$71,500.00	\$71,500
10	New Relay Control Panels	3	\$22,000.00	\$2,500.00	\$24,500.00	\$73,500
11	69kV Underground Transmission	LOT	\$45,000.00	\$12,000.00	\$57,000.00	\$57,000
12	120kV Foundations	11	\$350.00	\$250.00	\$600.00	\$6,600
13	69kV Foundations	6	\$350.00	\$350.00	\$700.00	\$4,200
14	Control House Foundation	1	\$1,200.00	\$890.00	\$2,090.00	\$2,090
15	69kV Transmission Conduits	LOT	\$1,200.00	\$2,500.00	\$3,700.00	\$3,700
16	69kV Underground Terminations	6	\$250.00	\$450.00	\$700.00	\$4,200
17	Control Conduit	LOT	\$4,500.00	\$2,500.00	\$7,000.00	\$7,000
18	Control Cable Trench	LOT	\$1,200.00	\$800.00	\$2,000.00	\$2,000
19	Control Cable	LOT	\$22,000.00	\$4,500.00	\$26,500.00	\$26,500
20	Grounding	LOT	\$12,000.00	\$4,500.00	\$16,500.00	\$16,500
21	New Substation Fencing	LOT	\$35,000.00	\$13,000.00	\$48,000.00	\$48,000
22	Site Work	LOT	\$24,000.00	\$12,000.00	\$36,000.00	\$36,000
23	Demo of Existing 120kV Feeder	LOT	\$12,000.00	\$4,500.00	\$16,500.00	\$16,500
24	Insurance & Bonding	1	\$0.00	\$8,000.00	\$8,000.00	\$8,000
25	Contractor Mobilization	1	\$0.00	\$8,000.00	\$8,000.00	\$8,000

Subtotal	\$544,620
Contingency (15%)	\$81,693
Design Engineering	\$81,421
Engineering C/A & Start-up	\$43,842
Total Estimated Project Cost	\$751,576

Notes:

1. All costs are estimated as 2014 construction costs.
2. The cost estimate submitted herein is based on time-honored practices within the construction industry. As such, the Engineer does not control the cost of labor, materials, equipment or a contractor's method of determining prices and competitive bidding practices or market conditions. The estimate contained represents our best judgment as design professionals using current information available at the time of preparation. The Engineer cannot guarantee that proposals, bids and/or construction costs will not vary from this cost estimate.

WYANDOTTE MUNICIPAL SERVICES
SUBSTATION NO.6 PHASE 1B PROJECT
PRELIMINARY PROJECT COST ESTIMATE

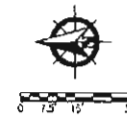
THIS PROJECT WILL PROVIDE SECOND 50/66.7/83.3 MVA POWER TRANSFORMER

ITEM	ITEM DESCRIPTION	UNITS	MATERIAL	LABOR	TOTAL	EXTENDED TOTAL
1	120kV Disconnect Switch	1	\$5,500.00	\$1,200.00	\$6,700.00	\$6,700
2	50/66.7/83.3MVA Transformer	1	\$900,000.00	\$6,700.00	\$906,700.00	\$906,700
3	120kV Breaker (Transformer Pri.)	1	\$58,000.00	\$1,200.00	\$59,200.00	\$59,200
4	120kV Combination Metering Units	3	\$12,000.00	\$900.00	\$12,900.00	\$38,700
5	69kV Bus Potential Transformer	3	\$4,500.00	\$850.00	\$5,350.00	\$16,050
6	69kV CPT for Station Service	1	\$5,600.00	\$900.00	\$6,500.00	\$6,500
7	69kV Disconnect Switch	2	\$4,300.00	\$990.00	\$5,290.00	\$10,580
8	69kV Breaker (Transformer Sec.)	1	\$54,000.00	\$1,200.00	\$55,200.00	\$55,200
9	120kV Structural Steel	LOT	\$5,500.00	\$3,500.00	\$9,000.00	\$9,000
10	69kV Structural Steel	LOT	\$4,500.00	\$1,100.00	\$5,600.00	\$5,600
11	New Relay Control Panels	4	\$22,000.00	\$2,500.00	\$24,500.00	\$98,000
12	120kV Foundations	7	\$350.00	\$250.00	\$600.00	\$4,200
13	69kV Foundations	7	\$350.00	\$350.00	\$700.00	\$4,900
14	50MVA Transformer Foundation	1	\$1,200.00	\$890.00	\$2,090.00	\$2,090
15	Transformer Oil Containment System	1	\$7,850.00	\$4,500.00	\$12,350.00	\$12,350
16	Control Conduit	LOT	\$4,500.00	\$2,500.00	\$7,000.00	\$7,000
17	Control Cable Trench	LOT	\$1,200.00	\$800.00	\$2,000.00	\$2,000
18	Control Cable	LOT	\$22,000.00	\$4,500.00	\$26,500.00	\$26,500
19	Grounding	LOT	\$4,500.00	\$1,100.00	\$5,600.00	\$5,600
20	Site Work	LOT	\$4,500.00	\$2,500.00	\$7,000.00	\$7,000
21	Insurance & Bonding	1	\$0.00	\$8,000.00	\$8,000.00	\$8,000
22	Contractor Mobilization	1	\$0.00	\$8,000.00	\$8,000.00	\$8,000

Subtotal	\$1,293,170
Contingency (15%)	\$193,976
Design Engineering	\$66,922
Engineering C/A & Start-up	\$29,743
Total Estimated Project Cost	\$1,583,810

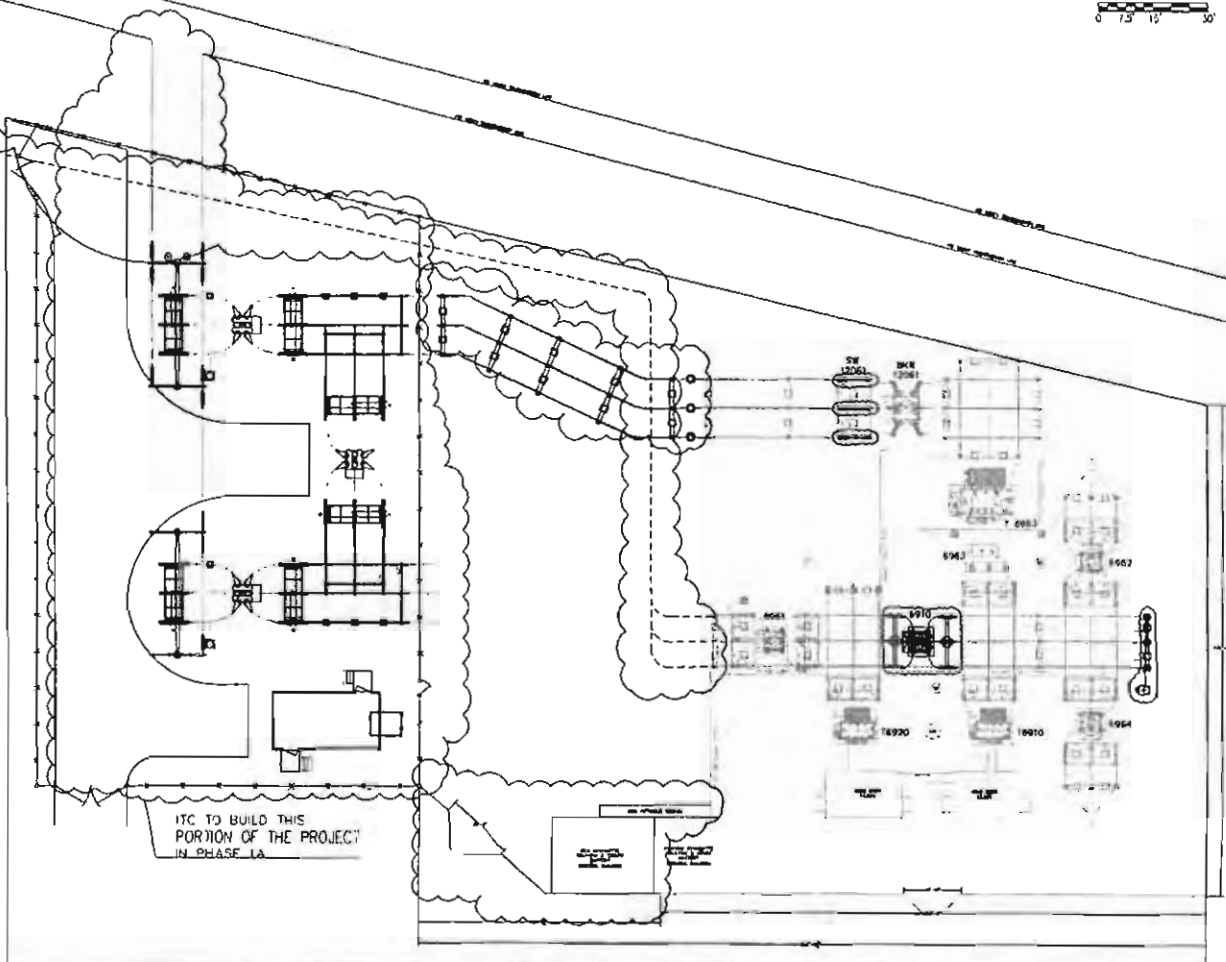
Notes:

1. All costs are estimated as 2015 construction costs.
2. The cost estimate submitted herein is based on time-honored practices within the construction industry. As such, the Engineer does not control the cost of labor, materials, equipment or a contractor's method of determining prices and competitive bidding practices or market conditions. The estimate contained represents our best judgment as design professionals using current information available at the time of preparation. The Engineer cannot guarantee that proposals, bids and/or construction costs will not vary from this cost estimate.



SUBSTATION NO. 6 PHASE 1A NOTES

1. ITC WILL DESIGN BUILD AND CONSTRUCT THEIR OPTION OF THE NEW 120KV SWITCHYARD JUST NORTH OF THE EXISTING SUBSTATION NO. 6
2. WYANDOTTE'S EXISTING OVERHEAD 69KV TRANSMISSION WILL HAVE TO BE RELOCATED UNDERGROUND ALONG THE NORTH AND EAST SIDES OF THE SUBSTATION NO. 6 PROPERTY LINE TO ALLOW ADEQUATE CLEARANCE FOR THE NEW FACILITIES BEING CONSTRUCTED.
3. A NEW WYANDOTTE RELAY CONTROL HOUSE WILL BE CONSTRUCTED TO HOUSE THE EXISTING 125VDC STATION BATTERY BEING RELOCATED FROM THE OLD DTE METERING HOUSE. THIS NEW CONTROL HOUSE WILL ALSO HOUSE ALL OF THE NEW RELAYING PANELS ASSOCIATED WITH THIS PROJECTS AND ALL FUTURE PROJECT AT SUBSTATION NO. 6.
4. A 69KV BUS TIE BREAKER WILL BE ADDED TO THE MIDDLE OF THE EXISTING 69KV BUS TO FACILITATE THE ADDITION OF A SECOND TRANSFORMER IN PHASE 1B.
5. THREE NEW 69KV BUS POTENTIAL TRANSFORMERS AND ONE 69KV STATION SERVICE TRANSFORMER WILL BE ADDED TO THE FAR SOUTH END OF THE EXISTING 69KV BUS TO FACILITIES THE CREATION OF THE TWO 69KV BUS PROTECTION ZONES.
6. A NEW 120KV DISCONNECT WILL BE ADDED TO THE EXISTING STRUCTURAL STEEL NEXT TO THE EXISTING 120KV BREAKER TO PROVIDE A VISIBLE MEANS OF DISCONNECT BETWEEN ITC AND WYANDOTTE.
7. A NEW SET OF METERING PT/CT'S WILL BE ADDED TO THE NORTH END OF THE EXISTING 120KV BUS TO PROVIDE FOR THE REQUIRED METERING BETWEEN ITC AND WYANDOTTE FOR THE NEW ITC FEED.
8. THE NORTH END OF THE 120KV BUS WILL BE EXTENDED OVER TO THE NEW ITC 120KV SUBSTATION TO CONNECT ITC INTO THE EXISTING WYANDOTTE 120KV BUS.



○ INDICATES AREAS OF WORK DURING PHASE 1A CONSTRUCTION



DATE	PK		
BY	PK		
CHK	PK		
APP	WJW		
DATE	DATE		

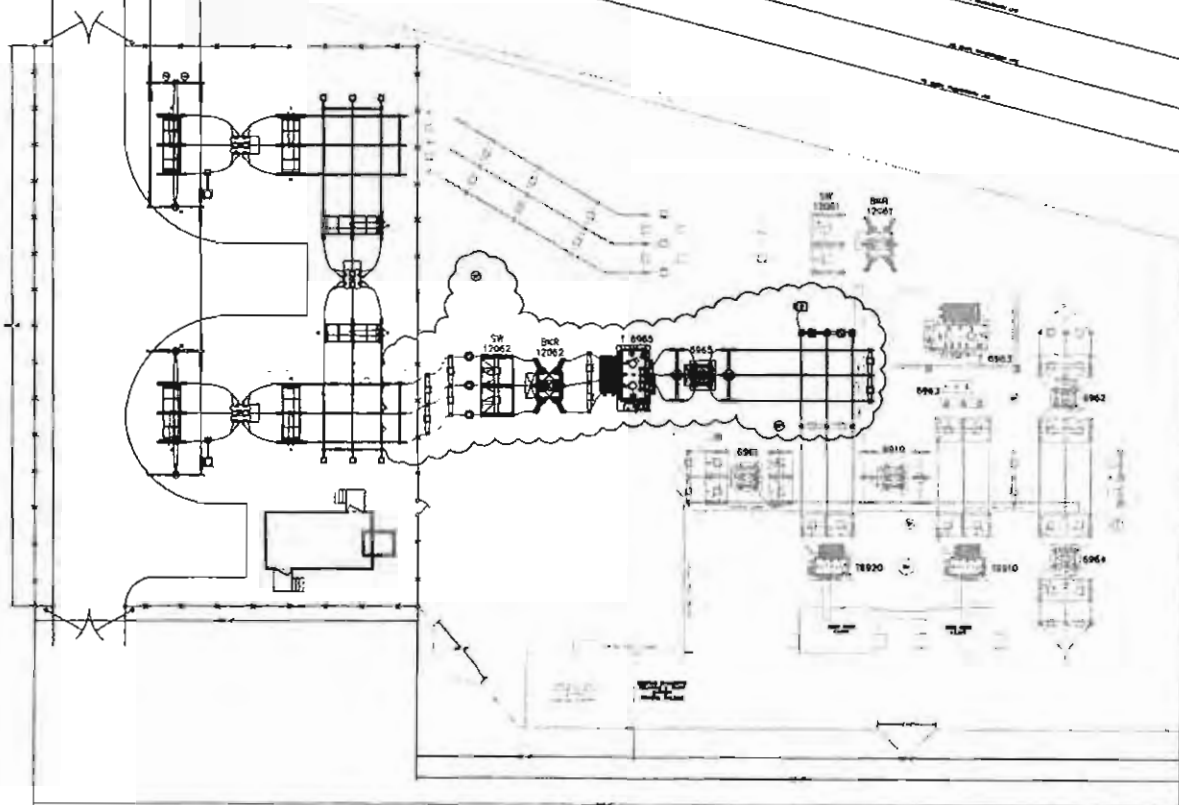
GRP Engineering, Inc.
P.O. BOX 100, WYANDOTTE, MI 48194-0100
GRAND RAPIDS, MICHIGAN 616-342-7163

WYANDOTTE MUNICIPAL SERVICES
SUBSTATION NO. 6
WYANDOTTE, MICHIGAN
PHASE 1A - PROPOSED EQUIPMENT LAYOUT (NEW ITC 120KV FEED)

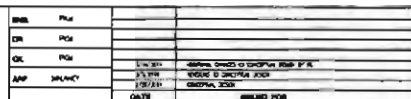
PROJECT NUMBER	DRAWING NUMBER
08-0338.01	101A



1. A NEW 50/66.7/83.3 MVA POWER TRANSFORMER WILL BE INSTALLED IN THE EXPANDED SUBSTATION NO.6 TO PROVIDE REDUNDANCY AND RELIABILITY TO THE WYANDOTTE 69KV TRANSMISSION SYSTEM.
2. THE 69KV BUS WILL BE EXTENDED TO CONNECT THE NEW TRANSFORMER INTO THE EXISTING 69KV WYANDOTTE BUS.
3. THREE NEW 69KV BUS POTENTIAL TRANSFORMERS AND ONE NEW 69KV STATION SERVICE TRANSFORMER WILL BE ADDED TO THE EXPANDED 69KV BUS.
4. NEW 120KV DISCONNECT AND METERING WILL BE ADDED TO THE NEW TRANSFORMER TO PROVIDE THE VISIBLE MEANS OF DISCONNECT AND METERING REQUIRED.
5. THIS FINAL CONFIGURATION WILL PROVIDE SIGNIFICANT INCREASE RELIABILITY TO THE WYANDOTTE ELECTRICAL SYSTEM AND ALLOW SCHEDULE MAINTENANCE WITHOUT THE RELIANCE AND AVAILABILITY OF WYANDOTTE GENERATION.



INDICATES AREAS OF DEMOLITION
DURING PHASE 1B CONSTRUCTION



GRP
Engineering, Inc.

SUBSTATION NO.8

PHASE 1B - PROPOSED EQUIPMENT LAYOUT (SECOND 50/66.8/83.3 MVA TRANSF.)

09-0339.01

101B

July 11, 2014
14-0688.01

Ms. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

Re: One 69kV Power Circuit Breaker (Sub No.6) Bid Recommendation

Dear Charlene:

Attached is the bid tabulation for the Substation No.6 69kV Power Circuit Breaker. One bid was solicited from Mitsubishi.

After reviewing the bid GRP Engineering sees no reason not to accept bid from Mitsubishi for a total of \$48,775.00. ✓

If you have any questions please do not hesitate to contact us at any time.

Sincerely,

GRP Engineering, Inc.



Peter K. Malaney, P.E.
Vice President



MITSUBISHI ELECTRIC POWER PRODUCTS, INC.
THORN HILL INDUSTRIAL PARK
520 KEYSTONE DRIVE
WARRENDALE, PA 15086-7637, U.S.A.
Phone: (724) 779-3370
Home page: www.mepco.com

OKV BK.

June 5, 2014

Mrs. Charlene Hudson
Wyandotte Municipal Services
13602 11th Street
Wyandotte, MI 48192
734.324.7158
chudson@wyandotte.org

SUBJECT: MEPP Reference 72MVP-NO-2345 and Project 09-0317.01

Dear Mrs. Hudson:

We very much appreciate the request for quotation for the Substation No. 6 Expansion project. Mitsubishi Electric Power Products, Inc. (MEPPI) is pleased to offer a proposal for the circuit breaker.

Equipment:	70SFMT40HE-B Dead Tank SF6 Circuit Breaker
Rated Voltage:	72.5 kV
Continuous Current:	2000 A
Rated Interrupting Current:	40 kA
Basic Insulation Level:	350 kV
BCT's:	12 x 1200:5A, C400, MR, TRF=2.0
Enclosure Type:	Powder Coated
Bushing Type:	Porcelain
Unit Price:	\$ 48,775 ✓

TERMS AND CONDITIONS INCLUDING PAYMENT AND WARRANTY

Please see MEPP Conditions of Sale Form A for terms and conditions upon which this offer is made.

Proprietary & Confidential

July 11, 2014
14-0688.01

Ms. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

Re: 69KV Potential Transformer Bid Recommendation

Dear Charlene:

Attached is the bid tabulation for the Substation No.6 69kV Potential Transformer. Three bids were received from Trench, ABB/Kuhlman, & Areva.

After reviewing the bids GRP Engineering sees no reason not to accept low bid from ABB/Kuhlman for a total of \$16,185.00. ✓ Delivery is 14 weeks.

If you would like to increase the quantity so you can have a spare 69kV PT please mention this when placing the order and there should not be a problem.

If you have any questions please do not hesitate to contact us at any time.

Sincerely,

GRP Engineering, Inc.



Peter K. Malaney, P.E.
Vice President

July 11, 2014
14-0688.01

Mr. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

Re: 69KV Station Service TX Bid Recommendation

Dear Charlene:

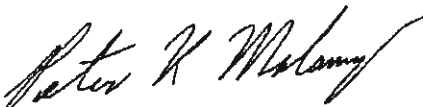
Attached is the bid tabulation for the Substation No. 6 Station Service Power Transformer. Two Bids were received from ABB/Kuhlman and ITEC.

After reviewing the bid GRP Engineering sees no reason not to accept bid from ITEC for \$27,278.00. ✓

If you have any questions please do not hesitate to contact us at any time.

Sincerely,

GRP Engineering, Inc.



Peter K. Malaney, P.E.
Vice President

July 11, 2014
14-0688.01

Mrs. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

Re: Three 120kV CT/PT Metering Units (Sub No.6) Bid Recommendation

Dear Charlene:

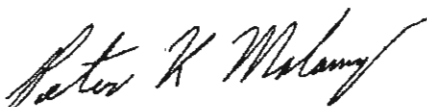
Attached is the bid tabulation for the Substation No.6 120kV CT-PT Metering Units. Two (2) bids were solicited from AREVA and Trench.

After reviewing the bid GRP Engineering would recommend accepting the Trench bid as it has considerably better delivery times. Trench bid was for a total of \$53,700.00.

If you have any questions please do not hesitate to contact us at any time.

Sincerely,

GRP Engineering, Inc.



Peter K. Malaney, P.E.
Vice President

July 11, 2014
14-0688.01

Ms. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

Re: Three Control Panels (Sub No.6) Bid Recommendation

Dear Charlene:

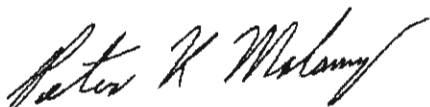
Attached is the bid tabulation for the Substation No.6 Expansion. Two bids were received from Harlo, & EP², System Control did not bid.

After reviewing the bids GRP Engineering sees no reason not to accept bid from Harlo for a total of \$76,328.00. Delivery is 8-10 weeks.

If you have any questions please do not hesitate to contact us at any time.

Sincerely,

GRP Engineering, Inc.



Peter K. Malaney, P.E.
Vice President

July 11, 2014
14-0688.01

Ms. Charlene Hudson
Wyandotte Municipal Services
3605 11th Street
Wyandotte, Michigan 48192

Re: One (1) 120kV & Two (2) 69KV Disconnect Switch (Sub No.6) Bid Recommendation

Dear Charlene:

Attached is the bid tabulation for the Substation No.6 120kV & 69KV Disconnect switches. One (1) bid was solicited from USCO.

After reviewing the bid GRP Engineering would recommend accepting the RCPLS (USCO) bid for a total of \$18,164.40. ✓

If you have any questions please do not hesitate to contact us at any time.

Sincerely,

GRP Engineering, Inc.



Peter K. Malaney, P.E.
Vice President

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

10-A

MEETING DATE: July 28th 2014

AGENDA ITEM # ____

ITEM: Special Event Application – Pack 1770

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

BACKGROUND: Attached please find the Special Event Application Cub Scout Pack 1770 to hold their special event September 13th 2014 in Bishop Park. This event has been reviewed and approved by Police Chief, Recreation Superintendent, and Department of Public Service provided the group sign a hold harmless agreement. (Please see the attached application and information sheets).

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 and property for their event held September 13th.

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.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Rysdal

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

MAYOR'S RECOMMENDATION:

ALP

LIST OF ATTACHMENTS

Special Event Application – Cub Scout Pack 1770

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 28th 2014

RESOLUTION by Councilman_____

BE IT RESOLVED by the City Council that Council Concurs with the recommendation of the Special Event Coordinator, Fire Chief, Police Chief and Recreation Superintendent to approve the use of city sidewalks and property for the event held September 13th 2014.

I move the adoption of the foregoing resolution.

MOTION by Councilmen_____

Supported by Councilman_____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

Cub Scout Pack 1770 is requesting use of two area next to the American Legion Post 217 within Bishop Park on Saturday September 13, 2014. We will begin setup at 3:00 pm and be cleaned up at 6:00 pm. The two area are defined as Location A and Location B on the attached areal view of Bishop Park. We are seeking to start our Road Rally American Legion Post 217 as the Sons of the American Legion Squadron 217 is our charter organization.

American Legion Post 217 has already approved our event pending the approval from the City of Wyandotte or Special Events Office.

Team - A team is defined as 2-6 people who will ride in a single vehicle to complete a series of clues to solve the Road Rally.

Location A will be used as the event check-in.

Location B will be used for team instructions and the start of the event.

Team's will arrive at 4:15 pm and depart Bishop Park at 5:00 pm. We are estimating approx 100-150 people in attendance.

If you have any other questions let me know.

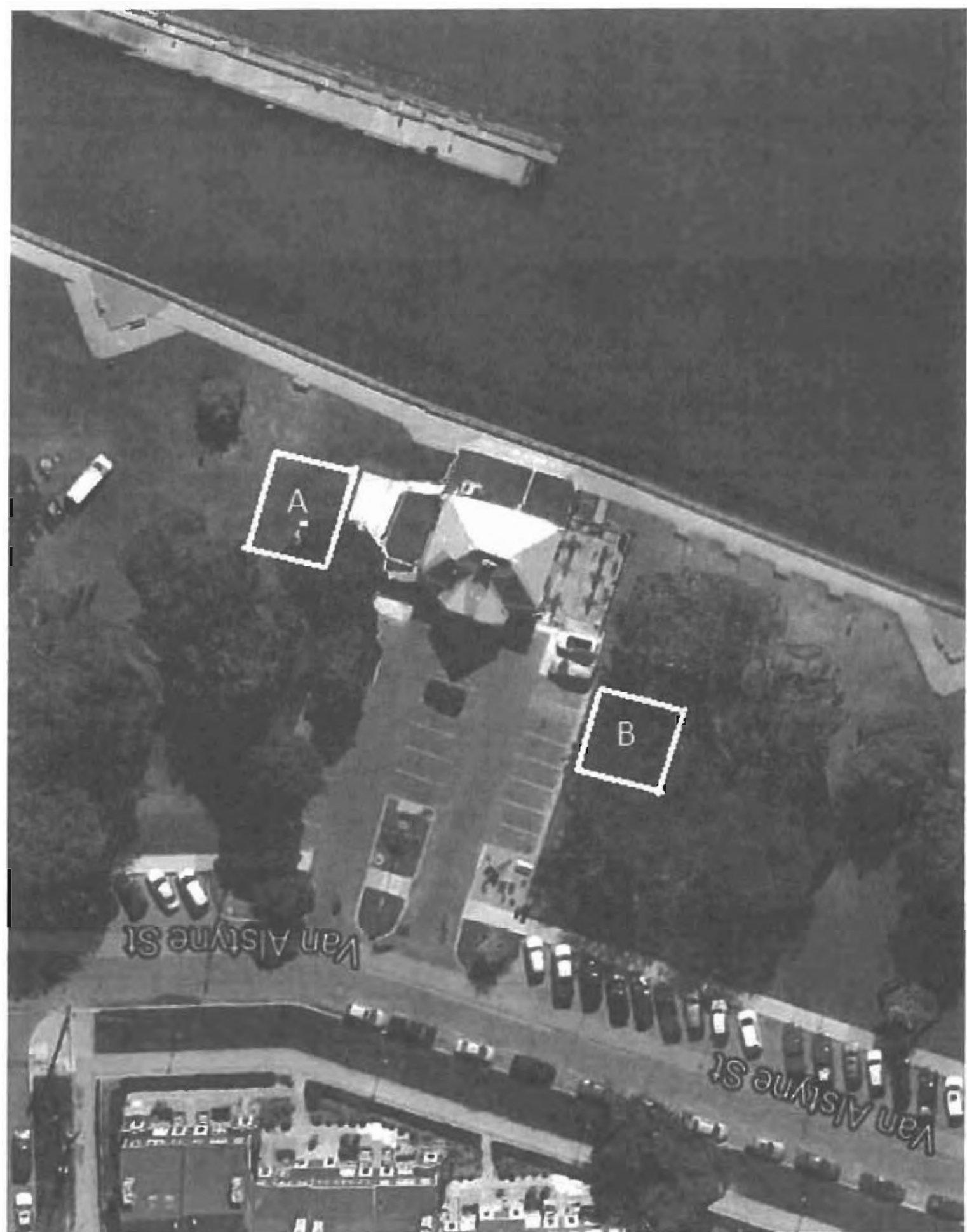
Attachments:

AL_map.png

RR_2014.pdf

Thank you,

Jared Blum



Application for Special Event

Special Events Office, City of Wyandotte
2624 Biddle Avenue Wyandotte, Michigan 48192
P: 734-324-4502 F: 734-324-7283
hthiede@wyan.org www.wyandottestreetartfair.org

Date of proposed event: SEPTEMBER 13, 2014 Times: 3pm- 6pm

Name of Applicant: JARED DUM

Name of Business or Organization: CUB SCOUT PACK 1770

Type of legal entity of your business/organization: NON-PROFIT GROUP OF BOY SCOUTS OF AMERICA

Name of individual authorized to sign documents on behalf of your business/organization: LISA RADER

Address: PO BOX 385, WYANDOTTE MI 48192

Email: WyandottePack1770@gmail.com Cell Phone: 248-880-7359

Please attach a detailed description and site map (please see details for proper site map on page 3 of this document) of the proposed event to this application for review by the Special Event Office.

Site of proposed event: BISHOP PARK

Estimated maximum number of persons expected at the event for each day: 100

Is Alcohol going to be served or provided at this event: NO Do you have a license: _____

Do you need water hook up for this event? NO

If you will need water hook up, please list where and what the water will be for: N/A

Electrical needs: Please list on the attached electrical sheet your electrical needs for your event. This document must be returned to the Special Event Office along with this application if you require power at your event.

Application fee: \$50 Please make checks or money orders payable to the City of Wyandotte.

If you have any questions regarding this application and its details feel free to contact the Special Event Office at hthiede@wyan.org or 734.324.4502.



Saturday, September 13, 2014 @ 5:00pm

Starting Location: American Legion Post 217

Ending Location: Biddle Hall

Ready, Set, Click!

Looking for some fun and adventure...you've come to right place! Start your engines, put your thinking caps into full gear, and get ready for loads of fun at Pack 1770's **Ready, Set, Click!** Road Rally, a challenging game on wheels in which teams (up to six per vehicle) work together to complete this action packed Photo Road Rally.

Tickets are \$25 per person

The adventure will conclude at a post-Rally celebration where teams will gather for dinner, drinks (beer, wine, pop) and raffles.

Please help us spread the word by sharing this with your family and friends!

Tickets and/or donations or sponsor opportunities please call 734 707 7960 or email wyaundottepack1770@gmail.com

CUB SCOUT PACK



SONS OF THE AMERICAN LEGION SQUADRON 217 • WYANDOTTE • MI



Cub Scout Pack 1770 is chartered by Sons of the American Legion Squadron 217 part of the Boy Scouts of America, Machican District, Michigan Crossroads Council.



CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

10-B

MEETING DATE: July 28th 2014

AGENDA ITEM # _____

ITEM: Special Event Application -Entertainment Contract

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

BACKGROUND: Herewith, please find the entertainment contract assembled and recommended by my office for the Music in the Park Event. *For details please see the below listing.*

Mood Swings - \$600

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 brining 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 and authorize Mayor Peterson or William Griggs, City Clerk to sign the attached contracts.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

285.225.925.730.812 - \$1,200

IMPLEMENTATION PLAN: Contract to be signed by Mayor Joseph R. Peterson and William Griggs, City Clerk to be returned to Heather A. Thiede for implementation.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Dunsdale

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

MAYOR'S RECOMMENDATION:

J.R.P.

LIST OF ATTACHMENTS

Contract

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 28th 2014

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 entertainment contract for the below band for the 2014 Music in the Parks as outlined in the provided communication dated July 28th 2014. BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.

Mood Swings - \$600

I move the adoption of the foregoing resolution.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

Entertainment Agreement

An agreement made this 17 day of July, 2014 between the City
of Wyandotte

and JAMES R. KAMINSKI

Name of Musical Group:

Mood Swings

Name of Contact Person:

JAMES R. KAMINSKI

Contact Address:

22373 Village Dr. Woodhaven, MI 48183

Phone Number:

(734) 671-9056

Business ID Number:

List type of entity (LLC, Corporation, DBA, Partnership, etc.) and provide documentation
creating

entity: Mood Swings Big Band

Music Style:

BIG BAND - 30's, 40's & 50's MUSIC

Number of Entertainers:

15

It is mutually agreed between the parties that JAMES R. KAMINSKI/Wynd Rec
(name of contact on the w-9 receiving the check) will furnish

Big Band Music for the Wyandotte Music In the Parks on:
AUG 21, 2014 From 6 - 7:30 pm

The price for this engagement is

\$600.00

Deposit: City agrees to reserve date with a _____. If no
deposit is required, please specify here if not required Not Req'd.

If performers fail to appear and perform as agreed upon, performance fee will not be paid and deposit fee (if any) shall be returned to the City of Wyandotte. If the City of Wyandotte must file legal proceedings to enforce any provision of this agreement, the undersigned shall be responsible to reimburse the City of Wyandotte's costs and reasonable attorney fees.

This engagement will be held outside. The City of Wyandotte agrees to allow the vendor to market CD's during the performance within the entertainment area with 20 feet of the stage.

The undersigned agrees to abide by the City of Wyandotte Ordinance and holds the City of Wyandotte harmless for any and all claims of liability or injury or property damage that may result from activities or actions by performers or staff for
Mood Swings and agrees to indemnify the City of Wyandotte from all liabilities and claims whatever for injury (including death) to persons and damage to property resulting from performers routine while at the event or resulting from setup and take-down of musical equipment while at the location of the event. The undersigned represents that he/she has the legal authority to sign this agreement on behalf of the above group.

James R. Kaminski

Signature of Entertainment Representative

Signature of City Representative

Date 7-17-14

Date _____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

10-c

MEETING DATE: July 28th 2014

AGENDA ITEM # ____

ITEM: 2014 Sound Contract Music in the Park - Bass Notes Production

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: As you know the Special Event staff is in the process of planning our Music in the Park series for 2014. In light of this, attached, please review a contract for Bass Note Productions to provide sound for the Music in the Park Series.

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 brining our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: We feel that Mr. Zang will once again provide excellent service and request your support of this contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

Music in the Parks - \$1,200 total for 4 events

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

COMMISSION RECOMMENDATION: ____ N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

S. Dysdal

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

MAYOR'S RECOMMENDATION:

ALT

LIST OF ATTACHMENTS:

2014 Bass Note Production Agreement

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 28th 2014

RESOLUTION by Councilman _____

Resolved by City Council to approve the request of the Special Event Coordinator to approve of the contract between Bass Note Productions to provide sound for Music in the Park 2014 special events.

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

bass note productions

July 21, 2014

Service Agreement

Bass Note Productions will provide sound services for Music in the Park events listed:

August 21 st	\$300
August 28 th	\$300
September 18 th	\$300
September 25 th	\$300

Services will include set up, operation, and removal of sound equipment.

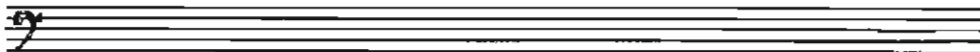
Venue appropriate public address system and appropriate microphones and mixer as required.

Date:	various
Start:	~6:00 PM
Finish:	~7:30 PM
Location:	Bishop Park
Fee:	as described per event-total \$1200.00
Point of Contact:	Heather Theide 324-4502 Special Events Coordinator

Verified By: _____

If a need should arise for any additional DJ or other sound services please contact me, I'll do my best to accommodate your wishes.

Jim Zang



734-626-1069

P.O. Box 131
Wyandotte, MI 48192

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 28, 2014

AGENDA ITEM # 11

ITEM: City Purchasing 622 8th Street, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 7-22-14

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property has been an eyesore in the neighborhood. The Engineering Department has had several Show Cause Hearing regarding the condition of this home and it was determined that the City should acquire it and remove it. The Engineering Department has negotiated a sales price of \$12,000. The property information is as follows:

Lot Size: 54' x 100'

2014 SEV: \$40,000

2013 Taxes: \$2,827.34

Demolition Cost Estimated at: \$5,000.00

Market Value: \$80,000.00

This closing will not take place until after October 1, 2014.

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

ACTION REQUESTED: Approve the Purchase Agreement for the City to acquire property and authorize the Mayor and City Clerk to execute same.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 Land Acquisition.

IMPLEMENTATION PLAN: Mayor and City Clerk execute the Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: *OK*

LIST OF ATTACHMENTS: Purchase Agreement and Map

CITY OF WYANDOTTE
ENGINEERING DEPARTMENT

*** ACQUISITION ANALYSIS TOOL**

A. Property Information

Address: 622 8th Street
 City: Wyandotte Zip: 48192 Parcel ID # 57-004-02-0006-00:
 County: Wayne Neighborhood:
 TIFA/DDA/HUD: TIFA

B. Property Type, Condition and Characteristics

Property Type: Condition: Blighted
 Existing/Prior Use: Residential Lot Size: 54' x 100'
 Year Built: 1898
 Occupancy: Vacant
 Zoning: Residential
 Master Plan:
 Comply with existing Building Code:
 Other Amenities &/or Concerns: single family

C. Property Ownership

Ownership Type: Privately-owned
 Owner Name: Elspeth Gibbs
 Occupied or Vacant: vacant

D. Environmental

Environmental Assessment Required
 Estimated Cost \$ -

E. Cost Analysis Requirements

SEV	Taxable	Market Value	Taxes Paid	Purchase Price	Demoition Cost
\$40,000	\$40,000	\$80,000	\$2,827	\$ 12,000.00	\$ 5,000.00

F. Anticipated End Use

Future Use: Sell for the construction of a new single family home

Future SEV	Future Taxable	Future Market Value	Future Taxes	NEZ Future Taxes
\$63,300	\$63,300	\$126,600	\$3,253	no

Benefit to Neighborhood: removing an eyesore from the neighborhood

If Property is not being demolished assigned to:

Add to City Insurance Policy

G. ACQUISITION

Purchase Agreement:	Amount
	\$ 12,000.00
Demoition Cost	\$ 5,000.00
Environmental	\$ -
Total	\$ 17,000.00

H. APPROVALS

City Engineer

Signature: Mark A. Kowalewski City Engineer
 Print Name: Title

City Administrator

Signature: Todd A. Drysdale City Administrator
 Print Name: Title

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
(734) 285-4160
FAX

Richard W. Look
(1912-1993)

OFFER TO PURCHASE REAL ESTATE

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

City
Township of
Village

Wyandotte County, Michigan, described as follows:
N 24 ft of Lot 26 and all of Lot 27, Ford Manor Sub. Of Pt. of PC 121 between the S branch of the Ecorse River and the D
and TSL RR Ecorse Twp. Wayne Co. as recorded in Liber 38, Page 45, WCR

being known as
622 8th Street Street, together with all improvements and appurtenances,
including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna,
gas conversion unit and permit if any, now on the premises, and to pay
therefore the sum of Twelve Thousand (\$12,000.00) Dollars, subject to the existing building and use
restrictions, casements, and zoning ordinances, if any, upon the following conditions;

THE SALE TO BE CONSUMMATED BY: A

(Fill out one of the four following paragraphs, and strike the remainder)

Cash Sale	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
Cash Sale with New Mortgage	B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of Purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a _____ mortgage in the amount of \$ _____, and pay \$ _____ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F. H. A.
Sale to Existing Mortgage	C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by _____ upon which there is unpaid the sum of approximately _____ Dollars, with interest at _____ per cent, which mortgage requires payment of _____ Dollars on the _____ day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.
Sale on Land Contract	D. Payment of the sum of _____ Dollars, in cash or city check, and the execution of a Land Contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within _____ years from the date of Contract in monthly payments of not less than _____ Dollars each, which include interest payments at the rate of _____ per cent per annum; and which DO, DO NOT include prepaid taxes and insurance.
Sale to Existing Land Contract	If the Seller's title to said land is evidenced by an existing by an existing land contract with unperformed terms and conditions substantially as above set forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.
Evidence of Title	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, hearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted.
Time of Closing	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 Purchaser is ready to close; however, if the sale is to be consummated in accordance with paragraph B, then the closing will be governed by the time there specified for obtaining a mortgage. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.
Purchaser's Default/ Seller's Default	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.
Title Objections	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 he 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 or obtain title insurance. If the Seller remedies the title or shall obtain such title commitment within the time specified, 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.
Possession	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>None</u> If the Seller occupies the property, it shall be vacated on or before _____ closing From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>NA</u> per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ <u>NA</u> 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.

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

Taxes and Prorated Items	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.
Broker's Authorization	8. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3. 9. The seller is hereby authorized to accept this offer and the deposit of <u>0</u> Dollars may be held by him under Act No. 112. P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

10. APPLICABLE TO F. H. A. SALES ONLY:

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered in the purchaser a written statement issued by the Federal Housing Commissioner

setting forth the appraised value of the property for mortgage insurance purpose of not less than \$ _____ which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and the option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

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

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: 1. Contingent upon City Council approval Closing to be after Oct 1, 2014.

City of Wyandotte:

IN PRESENCE OF:

JOSEPH R. PETERSON, Mayor L. S. Purchaser

WILLIAM R. GRIGGS, Clerk L. S. Purchaser

Address _____

Dated _____ Phone: _____

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.

IN PRESENCE OF:

Jeanne Gibbs
Jeanne Gibbs, POA for Elspeth Gibbs L. S. Seller

L. S. Seller

Dated: 3/18/14 Address 17409 Ray Ave Allen Park CA 91801

Phone 313 551 5205

PURCHASER'S RECEIPT OF ACCEPTED OFFER

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

Dated _____ L. S. Purchaser

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 28, 2014

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the recommendation of the City Engineer to acquire the property at 622 8th Street in the amount of \$12,000.00 to be appropriated from TIFA Area Funds;
AND

BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement;
AND

BE IT RESOLVED that William R. Look, City Attorney is authorized to execute closing documents for the purchase of said property on behalf of the Mayor and City Clerk; AND

BE IT FURTHER RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

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: July 28, 2014

AGENDA ITEM #

12

ITEM: Wayne County Sponsored Household Hazardous Waste Collection

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 7-22-14

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Wayne County sponsors a Household Hazardous Waste Collection Day four (4) times a year. They will be holding one on Saturday, August 16, 2014, at Westland Shopping Center, (Lot behind JCP Store) from 8:00 a.m. to 2:00 p.m. This collection is opened to Wayne County Residents Only. There is no fee to participate. Attached is a list of what is acceptable items.

STRATEGIC PLAN/GOALS: We are committed to protect and manage our natural resources vigorously.

ACTION REQUESTED: Concur in participation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Post notice of Household Hazardous Waste Collection on City's website and cable.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

OK [Signature]

LIST OF ATTACHMENTS: Household Hazardous Waste Collection Notice



Robert A. Ficano
County Executive

Wayne County

Household Hazardous Waste Collection

Sponsored by:

Wayne County Department of Public Services

(734) 326-3936

Saturday, August 16, 2014—8 a.m. to 2 p.m.

Westland Shopping Center

Enter off Nankin Blvd. from Central City Pkwy.

(Lot behind JCP Store)



Examples of Acceptable Items

- Household paints, stains, dyes
- Floor wax, floor care products, carpet cleaner
- Furniture polish, bathroom cleaners, stain removers, solvents
- Pharmaceutical Waste (**NON-CONTROLLED SUBSTANCES ONLY**)
- Nail polish, glue
- Fertilizer, lawn and garden chemicals, pesticides
- Antifreeze, motor oil, gasoline
- Automotive batteries and dry cell batteries, fluorescent bulbs (all types)
- Fire extinguishers, smoke detectors
- Mercury thermometers, thermostats and elemental mercury



Electronics Recycling

- Computer CPU's, monitors, printers, scanners, keyboards, mice
- Cell phones, fax machines, copiers, and televisions



Only household generated products from Wayne County residents will be accepted.

Items that will NOT be accepted include: Commercial waste, Industrial waste, radioactive material, explosives, ammunition, 55 gallon drums, shock sensitive materials, household trash, refrigerators, microwaves or other appliances, tires, yard waste, & concrete. For information on how to dispose of these items, please contact the Wayne County Resource Recovery Coordinator at 734-326-3936.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 28, 2014

RESOLUTION by Councilperson _____

BE IT RESOLVED by the Mayor and City Council that Council receives the communication from the City Engineer regarding the Household Hazardous Waste Collection; AND

BE IT FURTHER RESOLVED that said notice is posted to the City's website and on information cable channel.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

NAYS

Fricke

Galeski

Miciura

Sabuda

Schultz

Stec

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

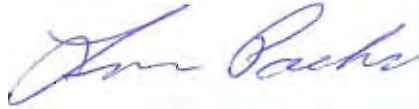
13

MEETING DATE: July 28, 2014

AGENDA ITEM # _____

ITEM: Dangerous Structures 446 Pine

PRESENTER: Lou Parker, Hearing Officer



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

BACKGROUND: Show Cause Hearings were held in the Engineering and Building Department regarding the vacant, dilapidated, deteriorated, dangerous and unsafe structure at 446 Pine, Wyandotte, Michigan. Attached are minutes of the Hearings and notice of dangerous building letter.

At the hearings it was determined and ordered that the structure, due to the described conditions and property maintenance violations, should have the exterior violations corrected on or before June 1, 2014. 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

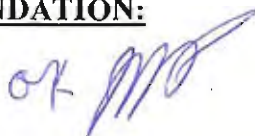
IMPLEMENTATION PLAN: Schedule Show Cause Hearing and proceed as resolved.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Notice of dangerous building letter, Show Cause Hearing Minutes of November 6, 2013, January 30, 2013 and January 15, 2014, list of interested parties.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: July 28, 2014

RESOLUTION by Councilperson _____

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 January 15, 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 446 Pine has not had the exterior violations corrected 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 August 11, 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 446 Pine.

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 _____

Supported by Councilperson _____

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

446 Pine – List of Interested Parties – updated January 15, 2014

Estate of Lillian Kraft
Estate of Clarence Kraft
446 Pine
Wyandotte, MI 48192

Michigan Department of Treasury – Collections
P.O. Box 30199
Lansing, MI 48909

Eric Sabree
Wayne County Treasurer
400 Monroe – 5th Floor
Detroit, MI 48226

Christine Kraft
9215 Byromar Lane
Grosse Ile, MI 48138

UAW Legal Services Plans
ATT: Lucy Ford
20600 Eureka, Suite 620
Taylor, MI 48180

Janet Kraft
28123 Weddel
Brownstown, MI 48183

Georgia Kraft
28469 Weddel
Brownstown, MI 48183

William Bohn
11560 Burlington
N 469
Southgate, MI 48195

Lynette Bohn
32320 Leelane
Farmington, MI 48336

Renee Herster
32864 Basset Woods Ct.
Beverly Hills, MI 48025

Richard Metcalf
2128 Hall St. SE
Grand Rapids, MI 49506

Charmaine M. Leblanc
2601 Buckingham Ave.
Birmingham, MI 48009

Allisa Zimmerman
27046 DeBerry Dr.
Calabasas, CA 91301



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: **338827**

Page 1

Statement furnished to: William R. Look, Atty.
Certified to: October 8, 2012 8:00 A.M.

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

Lot 12 Block 129, Plat Of Part Of Wyandotte, as recorded in Liber 1, Pages 56 and 57 of Plats, Wayne County Records.

446 Pine

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 January 14, 1932 at 8:00 A.M. to October 8, 2012 at 8:00 A.M. except the following:

Last Deed Holder of record: Lillian Kraft

NOTE: The above title is subject to the interest of Delores Metcalf, Trustee and successors in trust of the Delores Metcalf Revocable Trust dated March 5, 2007, as recited in instrument recorded in Liber 46145, Page 1176, Wayne County Records.

Federal and State Tax Liens for the sums of \$65,752.57, \$12,859.50 and \$1,136.02 were filed against Lillian Kraft as recited in Liber 49269, Page 148, Liber 48274, Page 845 and in Liber 49095, Page 414, Wayne County Records.

TAXES: Item No(s). 57-020-04-0012-000
2011 County paid \$571.23
2012 City paid \$1,542.93

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.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri or John C. Cuschieri

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

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

September 12, 2012

Estate of Lillian Kraft
Estate of Clarence Kraft
446 Pine
Wyandotte, Michigan 48192

RE: 446 Pine
Wyandotte, Michigan

To Whom It May Concern:

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. Site inspections were performed April 20 and June 22, 2011, and September 11, 2012, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist. Letters dated April 20, 2011 and June 22, 2011, were sent to you regarding the condition of the property. In addition, on May 17, 2012, it was determined that the electrical system at the referenced address was unsafe and a hazard to occupants and the dwelling was condemned.

A check of the records at the Wyandotte Department of Municipal Services indicates electric and water utilities with very low or no utility readings since January of 2012, and a complete termination of the utilities occurred July 17, 2012, indicating that the structure has been vacant for over six (6) months.

Due to the lack of maintenance of the property at 143 – 149 Bennett as noted by the attached violations, the condemnation, and the lack of occupancy, the undersigned deems the structure to be unsafe and dangerous.

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and

sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:
 - (i) A building or structure as to which the owner or agent does both of the following:
 - (a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
 - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
 - (ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The

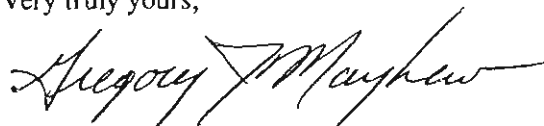
inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by October 12, 2012, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structures should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by September 24, 2012, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.

Thank you for your cooperation in this matter. If you have any questions regarding this matter, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyandotte.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

Attachments: Property Maintenance Checklist

Cc: Officer Calhoun
Address File
Time File: September 24 and October 12, 2012

WO# WF0479925

The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST

Address 446 PINE Date 4/20/11
Occupancy _____ Time of Inspection 9:20 AM
Apt. # _____ Inspected by GREG M. HAYES
Permit Required 1 Work Order No. WFO979925

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) * 6/22/11 VIOLATIONS NOT CORRECTED
** 9/11/12 3:20 PM " " " " " " JP

Location	Approved		Code Calls
Exterior	1. <u>()</u>	Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	* 2. <u>(X)</u>	Siding requires replace /repair/paint/permit required	PM 304.2/304.6
	3. <u>()</u>	Windows require repair/replace/paint/screens/reglaze/replace glass/ Storms/ permit required	PM 304.14/304.15
	4. <u>()</u>	Doors require repair/replace/paint/screen/jamb: Front/Side/Rear	PM 304.16
	* 5. <u>(X)</u>	Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
	6. <u>()</u>	Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
	7. <u>()</u>	Roof requires repair/replace/ permit required	PM 304.7
	8. <u>()</u>	Snow covered-inspection could not be made *	
	* 9. <u>(X)</u>	Front porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
	10. <u>()</u>	Rear porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
	11. <u>()</u>	Brick walls require tuckpoint	PM 304.1/304.4/304.6
	12. <u>()</u>	Awnings shall be maintained/panted/repared	PM 304.9
	13. <u>()</u>	Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	14. <u>()</u>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
	15. <u>()</u>	Address Required	PM 304.3
	16. <u>()</u>	Pool; permit # _____, date approved _____, other _____	
Garage	* 17. <u>(X)</u>	Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
or	18. <u>()</u>	Roof requires repair/replace/permit required	PM 304.7
Shed	19. <u>()</u>	Snow covered-inspection could not be made *	
	20. <u>()</u>	Window requires repair/replace/paint/reglaze/permit required	PM 304.14 PM 304.15
	21. <u>()</u>	Service/overhead door requires repair/replace/paint	PM 304.16 PM 304.2
	* 22. <u>(X)</u>	Garage/shed requires <u>rat wall</u> /proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	23. <u>()</u>	Floor requires repair	PM 303.3/303.7
	24. <u>()</u>		
Premises	25. <u>(X)</u>	Required to be free from rubbish or garbage <u>Pile of wood next to</u>	PM 306.1
	26. <u>()</u>	Requires approved rubbish containers <u>REAR SCREEN PORCH</u>	PM 306.2
	27. <u>()</u>	Requires positive lot drainage	PM 303.2
	28. <u>()</u>	Requires insect and rat control	PM 303.5 PM 307.1
	29. <u>()</u>	Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.3
	* 30. <u>(X)</u>	Replace City sidewalk <u>2</u> squares/snow covered*/permit required	PM 303.3
	31. <u>()</u>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
	32. <u>()</u>	Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	33. <u>()</u>	Requires prevention of weeds	PM 303.4
	34. <u>()</u>	Wood storage - 18" off ground	CO 14.9
	* 35. <u>(X)</u>	Fence requires removal/replace/repair/ <u>paint</u>	PM 303.7
	36. <u>()</u>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b
OTHER	()	<u>#30 AT W. TREE - TRIP HAZARD</u>	
	()		
	()	<u>#22 EXTENSION/ADDITION ON WEST SIDE</u>	
	()		
	()	<u>#30 DONE BY CITY 2012 SIDEWALK PROGRAM</u>	

PRESENT: Mark A. Kowalewski, City Engineer
Gregory J. Mayhew, Assistant City Engineer
Lou Parker, Hearing Officer
Christine Kraft
Peggy Green, Secretary

The Hearing was called to order at 8:45 a.m. by Greg Mayhew, Assistant City Engineer.

Mr. Mayhew explained that this hearing was being held due to property maintenance violations and a vacant dwelling he has been sending violation notices since June 2011.

Mr. Kowalewski asked Ms. Kraft if she was the owner of the property. Ms. Kraft replied no, the house still has to go through probate. Ms. Kraft continued that she wants to sell the property as soon as possible, since the legal services of the UAW will end at the end of the year.

Mr. Kowalewski asked if there were any other heirs. Ms. Kraft replied her sisters. Mr. Kowalewski asked Ms. Kraft about her mother. Ms. Kraft explained that her mother was a widow when she passed away, and that she has two older sisters to care for. Ms. Kraft continued that she had started spring cleaning and injured her back, she had started dismantling the fence and her old sister became ill and passed away. Mr. Kowalewski asked Ms. Kraft her older sisters name. Ms. Kraft replied Marlene Bohn, which is now deceased. Mr. Kowalewski asked if she was survived by a husband. Ms. Kraft replied three children, Rene Herster, William Bohn and Lynette Bohn. Mr. Kowalewski asked if she had their addresses. Ms. Kraft replied no, but she can get a list and mail it.

Mr. Kowalewski asked the names of her other sisters. Ms. Kraft replied Janet Kraft, Georgiana Kraft and Delores Metcalf. Mr. Kowalewski asked if she had their addresses. Ms. Kraft replied that she would send them with a copy of the addresses. (Ms. Kraft found a copy of a letter from Lucy Ford with her address in her files -- Delores Kraft's address is already on the mailing list).

Ms. Kraft presented pictures of the house, some from the 1980's, the fall and January 29, 2013, showing that the top of the house had been painted, the fence repaired. Ms. Kraft added that the wood is not debris, but scrap wood she is using from the old fence to repair the existing fence.

Mr. Kowalewski asked Ms. Kraft when her mother passed away. Ms. Kraft replied 1989. Mr. Kowalewski asked if the home has been vacant since then. Ms. Kraft replied that she and her sister lived there until 2002. Ms. Kraft added that her brother Lawrence Kraft had also passed away. Mr. Kowalewski asked if he had a wife or children. Ms. Kraft replied no.

Ms. Kraft presented pictures of the neighbors yard and fence, and asked why these violations have not be addressed. Mr. Mayhew asked for an address and explained that a work order would be generated and the property inspected for property maintenance violations. Ms. Kraft stated that the house was just east of 446 Pine (438 Pine). Mr. Mayhew stated that a work order will be written up and the Department will investigate.

Mr. Mayhew continued that the biggest problem with 446 Pine was with the electric service in the dwelling (see letter dated 5-17-12), Municipal Service had shut off the electricity because there was a hazardous condition in the dwelling and added that the house would need a new service panel and considerable upgrades.

Ms. Kraft asked if the house could be sold in an as is condition. Mr. Mayhew explained the upon sale information and informed Ms. Kraft that it could be sold in an as in condition, but the buyer would have to sign an affidavit assuming the violations and the required amount of escrow be deposited with the city. Ms. Kraft stated that she would like to settle the estate and sell the property as soon as possible

Mr. Parker asked Ms. Kraft and she could accomplish the inspection and sell the house within 90 days. Mr. Kraft replied that she would have to talk to the attorney about probate, and added that her sister is having surgery on February 12.

Mr. Mayhew suggested that Ms. Kraft contact Ms. Ford about selling the house. Mr. Kowalewski suggested that maybe the house could be leased to own, then once it has a clear title, it could be sold and also get with Ms. Ford and a broker, and maybe the heirs could sign off that they want to sell the property.

Mr. Parker stated that Ms. Kraft has 90 days to make the corrections or get the city inspection. and put the house on the market.

Ms. Kraft asked for more than 90 days, since her sister is going to be having surgery and she will have to take care of her. Mr. Parker stated that she will have until May 30, 2013.

Ms. Kraft stated that she will get with her attorney and put the house up for sale as soon as possible.

Mr. Kowalewski informed Ms. Kraft that you can have a vacant home as long as the exterior is maintained.

Cc:
Attached mailing list

PRESENT: Mark A. Kowalewski, City Engineer
Gregory J. Mayhew, Assistant City Engineer
Lou Parker, Hearing Officer
Peggy Green, Secretary

The Hearing was called to order at 8:30 a.m. by Greg Mayhew, Assistant City Engineer.

Mr. Mayhew stated that hearing was being reconvened from the Show Cause Hearing Held on January 30, 2013.

Mr. Mayhew continued that Christine Kraft had requested additional time to complete the property maintenance violations (May 30, 2013). Ms. Kraft had indicated at that time that there were a lot of problems in the family and supplied the name and addresses of additional family members to be notified. Mr. Mayhew continued that notices were sent and Janet Kraft called on 10-29-13 and left a voice mail that she would be unable to attend the meeting. On October 31, 2013, a letter was received from Christine Kraft asking for the hearing to be postponed due to the recent death of her sister, Delores Kraft-Metcalf. Ms. Kraft also included the name and addresses of the heirs of Delores Kraft-Metcalf.

Mr. Mayhew stated that no improvements have been made to the property.

Mr. Parker also stated that no improvements have been made to the property and added that you cannot see the dwelling due to the vegetation.

Mr. Mayhew recommend that due to the death in the family that the hearing be held in abeyance and **rescheduled for Wednesday, January 15, 2014 @ 8:30 a.m.**

Mr. Parker agreed.

Cc:
Attached mailing list

PRESENT: Mark A. Kowalewski, City Engineer
Gregory J. Mayhew, Assistant City Engineer
Lou Parker, Hearing Officer
Christine Kraft, representative
Peggy Green, Secretary

The Hearing was called to order at 8:30 a.m. by Greg Mayhew, Assistant City Engineer.

Mr. Mayhew explained that this hearing was being reconvened from the hearing held on November 6, 2013 and added that the first hearing was held on January 20, 2013. Mr. Mayhew continued that no work has been done to correct the violations.

Mr. Kowalewski asked who the owners were. Ms. Kraft replied Janet, Georgina, children of Delores, Marlene, and herself (Christine).

Mr. Mayhew commented that a mailing list is in the file.

Mr. Mayhew added that Janet Kraft called and informed him that she could not attend the meeting.

Ms. Kraft stated that she has painted the garage and removed the wood and fencing, and has trimmed up some. Ms. Kraft continued that she was going to ask for another extension in October, but her sister, Delores, became ill and she has been taking care of her since Spring to June, and discussed how she was taking care of her.

Ms. Kraft continued that she, herself, injured her back.

Ms. Kraft continued that in October Delores passed away and the time has flew by. She has purchased a house and moved to Grosse Ile, but has a cash flow problem. When she sells her previous house, she will have money to fix up this house to sell it. Ms. Kraft gave her new address in Grosse Ile.

Mr. Parker asked if she was going to move in the house. Ms. Kraft replied no. Mr. Parker stated that she can put the house up for sale as is. Ms. Kraft stated that she wants to do some work to the house.

Mr. Mayhew informed Ms. Kraft that the property could be sold in an as is condition. Ms. Kraft stated that she has had offers on the house before.

Mr. Mayhew asked when the painting was done and the rubbish removed. Ms. Kraft replied in September. Mr. Mayhew commented that on November 6, 2013, neither he or Mr. Parker had seen any improvement in the property, including painting or clean-up. Mr. Mayhew noted that the sidewalk had been replaced by the City Sidewalk Program.

Mr. Mayhew said that his recommendation is to order the dwelling and garage demolished and if not done so, refer the matter to Council.

Mr. Kowalewski asked if there were only exterior violations. Mr. Mayhew replied no, there is no electric service, Municipal Service had to terminate it.

Mr. Mayhew discussed the property maintenance violations (list attached).

Mr. Kowalewski asked if Item #25 (rubbish) had been removed. Ms. Kraft replied yes.

Mr. Kowalewski commented that the sidewalk has been replaced by the City Sidewalk Program, all that is left is painting and the fence, repair and paint.

Mr. Parker commented that there is a lot of vegetation and that would stop the paint from drying, and cause the paint to deteriorate quicker.

Mr. Parker suggested that the property be put up for sale, or he will be recommend to Council that it be demolished.

Ms. Kraft stated that she would like to have until June to vacate the rest of the home. She said that she does not have the resources to rent a facility to store items, but once her home sells, her cash flow will be better. She wants to make some cosmetic improvements to the home to make it presentable.

Mr. Kowalewski suggested that Ms. Kraft have until June 1, 2014 to correct the exterior violations. This matter can't continue without being addressed.

Ms. Kraft stated that she is going to try and do the painting herself, but might have to hire someone for some parts of it.

Mr. Parker stated that Ms. Kraft has until June 1, 2014, to correct the exterior violations, if not complied with, the matter will be referred to Council for demolition.

Mr. Parker stated that if the City demolished the property, a lien will be placed against the property.

Ms. Kraft asked what would she do with the property that is left. Mr. Parker replied that she will have a vacant lot with a lien.

Mr. Kowalewski informed Ms. Kraft that she should make a decision about getting with a real estate agent by beginning of May or sooner.

Ms. Kraft asked if the purchaser could fix the violations. Mr. Mayhew replied yes and explained the Upon Sale Inspection procedure. Mr. Mayhew suggested that Ms. Kraft get an electrician first to correct the electrical problems.

Mr. Parker discussed the listing of the property, and suggested to Ms. Kraft that the property be listed by April.

Property Maintenance Checklist attached.

Cc:

Attached mailing list

4005

The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST

Address: 4416 N. 1st St. Date: 1/11/13
 City: Wyandotte Time of Inspection: 3:00 PM
 Sub: 1 Inspected by: AM
 Permit Required: 1 Work Order No.: 1000000000

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) * 6/22/11 Violations Not Collected

Location	Approved		Code Calls
Exterior	1. <input type="checkbox"/>	Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	2. <input checked="" type="checkbox"/>	Siding requires replace/repair/paint/permit required	PM 304.2/304.6
	3. <input type="checkbox"/>	Windows require repair/replace/paint/screens/reglaze/replace glass/Storms/ permit required	PM 304.14/304.15
	4. <input type="checkbox"/>	Doors require repair/replace/paint/screen/jamb: Front/Side/Rear	PM 304.16
	5. <input checked="" type="checkbox"/>	Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
	6. <input type="checkbox"/>	Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
	7. <input type="checkbox"/>	Roof requires repair/replace/ permit required	PM 304.7
	8. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	9. <input checked="" type="checkbox"/>	Front porch requires repair/replace/paint/handrail/guardrail/stairs/Tuckpoint/permit required	PM 304.10/PM 304.11
	10. <input type="checkbox"/>	Rear porch requires repair/replace/paint/handrail/guardrail/stairs/Tuckpoint/permit required	PM 304.10/PM 304.11
	11. <input type="checkbox"/>	Brick walls require tuckpoint	PM 304.1/304.4/304.6
	12. <input type="checkbox"/>	Awnings shall be maintained/panted/repainted	PM 304.9
	13. <input type="checkbox"/>	Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	14. <input type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
	15. <input type="checkbox"/>	Address Required	PM 304.3
	16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other _____	
Garage or Shed	17. <input checked="" type="checkbox"/>	Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
	18. <input type="checkbox"/>	Roof requires repair/replace/permit required	PM 304.7
	19. <input type="checkbox"/>	Snow covered-inspection could not be made *	
	20. <input type="checkbox"/>	Window requires repair/replace/paint/reglaze/permit required	PM 304.14 PM 304.15
	21. <input type="checkbox"/>	Service/overhead door requires repair/replace/paint	PM 304.16 PM 304.2
	22. <input checked="" type="checkbox"/>	Garage/shed requires rail wall/proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/>	Floor requires repair	PM 303.3/303.7
	24. <input type="checkbox"/>		
Premises	25. <input checked="" type="checkbox"/>	Required to be free from rubbish or garbage Pile of wood next to	PM 306.1
	26. <input type="checkbox"/>	Requires approved rubbish containers Rear screen porch	PM 306.2
	27. <input type="checkbox"/>	Requires positive lot drainage	PM 303.2
	28. <input type="checkbox"/>	Requires insect and rat control	PM 303.5 PM 307.1
	29. <input type="checkbox"/>	Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.3
	30. <input checked="" type="checkbox"/>	Replace City sidewalk 2 squares/snow covered*/permit required	PM 303.3
	31. <input type="checkbox"/>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
	32. <input type="checkbox"/>	Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	33. <input type="checkbox"/>	Requires prevention of weeds	PM 303.4
	34. <input type="checkbox"/>	Wood storage - 18" off ground	CO 14.9
	35. <input checked="" type="checkbox"/>	Fence requires removal/replace/repair/ paint	PM 303.7
	36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b

OTHER ☐ 30 AT W/ TREE - TRIP HAZARD
☐ 22 Extension/ADDITION on West Side
☐ 30 DONE BY CITY 2012 SIDEWALK PROGRAM

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 28, 2014

AGENDA ITEM # 14

ITEM: Dangerous Structures at 143 – 149 Bennett

PRESENTER: Lou Parker, Hearing Officer

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

BACKGROUND: Show Cause Hearings were held in the Engineering and Building Department regarding the vacant, dilapidated, deteriorated, dangerous and unsafe structures at 143 – 149 Bennett, Wyandotte, Michigan. Attached are minutes of the Hearings and notice of dangerous building letter.

At the hearings it was determined and ordered that the structures, due to the described conditions and property maintenance violations, should be listed for sale and inspected or demolished on or before May 19, 2014. 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:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Notice of dangerous building letter, Show Cause Hearing Minutes of March 19, 2014, list of interested parties.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: July 28, 2014

RESOLUTION by Councilperson _____

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 March 19, 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 143 – 149 Bennett has not been listed for sale and inspected or demolished 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 August 11, 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 143 – 149 Bennett.

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 _____

Supported by Councilperson _____

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

**Interested Parties
(updated 3-19-14)**

143-149 Bennett

Phillip E. Byers
23369 Parke Lane
Grosse Ile, MI 48138

Exaction Incorporated
6111 Jackson Road
Ann Arbor, MI 48103

Wayne County Treasurer's Office
Eric Sabree
400 Monroe – 5th Floor
Detroit, MI 48226

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



Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101

(313) 381-6313
Fax (313) 381-7901

Minnesota Title Agency

TITLE SEARCH CERTIFICATE

File No: **341026**

Page 1

Statement furnished to: William R. Look, Atty.
Certified to: August 19, 2013 8:00 A.M.

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

East 75 feet of Lot 187, Amended Plat of Assessor's Wyandotte Plat No. 10, as recorded in Liber 70, Page 29 of Plats, Wayne County Records.

143-149 Bennett

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 September 19, 1991 at 8:00 A.M. to August 19, 2013 at 8:00 A.M. except the following:

Last Deed Holder of record: Phillip E. Byers

TAXES: Item No(s). 57-004-31-0187-002
2012 City due \$2,915.17 plus interest and penalty, if any.
2012 County due \$1,020.47 plus interest and penalty, if any.
2013 City due \$2,785.48 plus interest and penalty, if any.

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.

MINNESOTA TITLE AGENCY

Michael A. Cuschieri

Michael A. Cuschieri or John C. Cuschieri

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

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

September 12, 2012

Phillip Byers
23369 Parke Lane
Grosse Ile, Michigan 48138

RE: 143- 149 Bennett
Wyandotte, Michigan

Dear Mr. Byers:

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. Site inspections were performed April 20 and June 22, 2011, and September 11, 2012, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist. Letters dated April 20, 2011 and June 22, 2011, were sent to you regarding the condition of the property.

A check of the records at the Wyandotte Department of Municipal Services indicates electric and water utilities with very low or no utility readings since January of 2012, indicating that the structure appears to have been vacant for over six (6) months.

Due to the lack of maintenance of the property at 143 – 149 Bennett as noted by the attached violations, and the lack of occupancy, the undersigned deems the structure to be unsafe and dangerous.

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

- A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:
 - (i) A building or structure as to which the owner or agent does both of the following:
 - (a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
 - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
 - (ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.


You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by October 12, 2012, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structures should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by September 20, 2012, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyandotte.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

ATTACHMENTS

Property Maintenance Checklist

Cc: Phillip Byers, 149 Bennett, Wyandotte, MI 48192
Phillip Byers, P. O. Box 22, Trenton, MI 48183
Officer Calhoun
Address File
Time File: September 20 and October 12, 2012

WO# WF0479996

The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST

Address: 149 BENNETT Date: 4/10/11
Occupancy: _____ Time of Inspection: 16:15
Apt. #: _____ Inspected by: GREG HAYMOND
Permit Required: ☐ Work Order No.: WFO 479948

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) * 6/22/11 VIOLATIONS NOT CORRECTED AM AM

Location	Approved		Code Calls
Exterior	* 1. <input checked="" type="checkbox"/>	Foundation requires tuckpoint/paint <u>REPAIR BRICK</u>	PM 304.5 PM 304.6
	* 2. <input checked="" type="checkbox"/>	Siding requires replace/repair/paint/permit required <u>REAR</u>	PM 304.2/304.6
	* 3. <input checked="" type="checkbox"/>	Windows require repair/replace/paint/screens/reglaze/replace glass/Storms/ permit required <u>ALSO PAINT 143 BENNETT</u>	PM 304.14/304.15
	* 4. <input checked="" type="checkbox"/>	Doors require repair/replace/paint/screen/jamb: Front/Side/Rear <u>GLASS/STORM</u>	PM 304.16
	5. <input type="checkbox"/>	Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
	* 6. <input checked="" type="checkbox"/>	Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
	* 7. <input checked="" type="checkbox"/>	Roof requires repair/replace/ permit required	PM 304.7
	8. <input type="checkbox"/>	Snow covered- inspection could not be made *	
	9. <input type="checkbox"/>	Front porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
	10. <input type="checkbox"/>	Rear porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
	* 11. <input checked="" type="checkbox"/>	Brick walls require tuckpoint/REPAIR <u>ADDED 9/11/12</u>	PM 304.1/304.4/304.6
	* 12. <input checked="" type="checkbox"/>	Awnings shall be maintained/painted/repared <u>(143 BENNETT)</u>	PM 304.9
	13. <input type="checkbox"/>	Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	* 14. <input checked="" type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
	15. <input type="checkbox"/>	Address Required	PM 304.3
	16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other _____	
Garage	17. <input type="checkbox"/>	Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
or	18. <input type="checkbox"/>	Roof requires repair/replace/permit required	PM 304.7
Shed	19. <input type="checkbox"/>	Snow covered- inspection could not be made *	
	* 20. <input checked="" type="checkbox"/>	Window requires repair/replace/paint/reglaze/permit required <u>(OPEN TO INTERVIEW)</u>	PM 304.14 PM 304.15
	* 21. <input checked="" type="checkbox"/>	Service/overhead door requires repair/replace/paint	PM 304.16 PM 304.2
	22. <input type="checkbox"/>	Garage/shed requires ratwall/proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/>	Floor requires repair	PM 303.3/303.7
	24. <input type="checkbox"/>		
Premises	25. <input type="checkbox"/>	Required to be free from rubbish or garbage	PM 306.1
	26. <input type="checkbox"/>	Requires approved rubbish containers	PM 306.2
	27. <input type="checkbox"/>	Requires positive lot drainage	PM 303.2
	28. <input type="checkbox"/>	Requires insect and rat control	PM 303.5 PM 307.1
	* 29. <input checked="" type="checkbox"/>	Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.3
	* 30. <input checked="" type="checkbox"/>	Replace City sidewalk _____ squares/snow covered*/permit required	PM 303.3
	31. <input type="checkbox"/>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
	* 32. <input checked="" type="checkbox"/>	Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	33. <input type="checkbox"/>	Requires prevention of weeds	PM 303.4
	34. <input type="checkbox"/>	Wood storage - 18" off ground	CO 14.9
	35. <input type="checkbox"/>	Fence requires removal/replace/repair	PM 303.7
	36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b
OTHER	()	<u>#3 NE WINDOW 2ND FLOOR OPEN</u>	
	* ()	<u>BOARDED WINDOWS 2ND FLOOR</u>	
	()		
	()		
	()		

PRESENT: Mark Kowalewski, City Engineer
Greg Mayhew, Assistant City Engineer
Lou Parker, Hearing Officer
Phillip Byers, owner
Peggy Green, Secretary

The Hearing was called to order at 8:15 a.m. by Greg Mayhew, Assistant City Engineer.

Mr. Kowalewski asked Mr. Byers if he was the only owner. Mr. Byers replied yes. Mr. Byers stated that his address is 23369 Parke Lane, Grosse Ile, Michigan. Mr. Kowalewski asked if these were rental units. Mr. Parker commented that there were two addresses. Mr. Byers replied that they used to be rentals, and there are two dwellings. It was established that 143 Bennett was a small single family and 149 Bennett was a two family.

Mr. Mayhew commented that there has been no water or electric at 149 Bennett since March 2011, and no water or electric at 143 Bennett since 2006.

Mr. Mayhew continued that several letters have been sent (April 20, 2011, June 22, 2011, and September 12, 2012), and there has been no improvement to the property.

Mr. Mayhew reviewed the property maintenance checklist (attached). Mr. Mayhew and Mr. Byers discussed the windows.

Mr. Mayhew continued that the property has been vacant for years, open to the weather, the garage open to the public, and is dangerous and unsafe.

Mr. Kowalewski asked Mr. Mayhew when he started sending letters. Mr. Mayhew replied 2011. Mr. Parker asked Mr. Byers if he had received the letters. Mr. Byers replied yes. Mr. Parker asked Mr. Byers if he had planned on doing anything to address this matter. Mr. Byers replied that he did not have the money to fix the property and added that the Italian American Club was interested at one time in purchasing the property.

Mr. Parker asked if the property was winterized. Mr. Byers replied no. Mr. Byers added that the tenant in the first floor at 149 had passed away, and he was unaware of it, and someone had broken into the house and removed all the copper plumbing. Mr. Parker asked if the interior was in disrepair. Mr. Byers replied that the piping is out, but the furnaces are there and at 143, everything is still there. Mr. Byers added that he is hoping to sell as a multi family.

Mr. Parker asked when the property would be put on the market. Mr. Byers replied right way. Mr. Parker asked why it was never listed before. Mr. Byers replied that he thought that the Italian American Club might buy it, but they kept stalling.

Mr. Mayhew stated that he felt based on the violations and vacancy since 2011, the continuing deterioration, the property not being winterized with piping missing, the property is dangerous to the public and Fire Department, and vagrants, and he recommends that it be demolished.

Mr. Parker asked Mr. Byers his thoughts. Mr. Byers asked what would happen if it was demolished. Mr. Parker replied that if the City demolished it, a lien would be put against the property for the cost of demolition. Mr. Byers asked what the cost would be for demolition. Mr. Mayhew replied that he estimates approximately \$12,000. Mr. Byers indicated that he thinks he could sell the property to someone for an investment, and added that he likes Wyandotte and grew up here.

Mr. Kowalewski asked if the snow has been shoveled. Mr. Byers replied yes, he goes by every few days.

Mr. Kowalewski stated that he would like to see the property ordered demolished within 60 days, and this would give Mr. Byers an opportunity to list it for sale, but that is up to Mr. Byers. This situation can't go on, it has been years. Mr. Kowalewski continued that if it is not sold, the matter would go to City Council for a public hearing for demolition. Mr. Kowalewski stated however that decision would be up to the Hearing Officer and explained that the Hearing Officer is not an employee of the City.

Mr. Parker stated that Mr. Byers has 60 days (May 19, 2014) to list the property for sale and inspected, or demolish it. Mr. Byers asked for 90 days. Mr. Kowalewski commented that kids will be getting out of school soon, and Mr. Parker is giving him a break with 60 days, usually it is 30 days.

Mr. Kowalewski explained the Upon Sale Inspection procedure to Mr. Byers.

Cc:
see attached list

attachment: property maintenance checklist

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: June 28, 2014

AGENDA ITEM #

15

ITEM: Purchase Agreement to sell City owned property known as former 509-517 Elm

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 7-22-14

BACKGROUND: The former 509-517 Elm was offered for sale in accordance with the attached Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home. Ms. Tammy Kramer, is proposing to construct a one story single family home consisting of approximately 1,600 square feet, 4 bedrooms, 2 baths, full basement and attached garage. The exterior of the front elevation will be culture stone and vinyl and the remaining exterior will be vinyl.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by:

1. Fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. 2. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods. 3. Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with recommendation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: The Purchasers will be purchasing this property for \$10,000 which will be placed as a mortgage on the property payable if the property is sold or transferred in any manner within ten (10) years of the date of closing date. Should the property sell or is transferred in any manner before the ten (10) years have expired the entire purchase price plus all closing cost will be due immediately upon sale or transfer to the City of Wyandotte. The mortgage will be executed at time of closing.

IMPLEMENTATION PLAN: Execute Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION: Approved by Legal.

MAYOR'S RECOMMENDATION:

OK JP

LIST OF ATTACHMENTS: Purchase Agreement and Build a Future in Wyandotte Specifications for Acquisition of Vacant Parcels for the Construction of a New Single Family Home

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 County, Michigan, described as follows:
All of Lot 8 except the west 10 feet and all of Lot 9 Block 148 Central Place Subdivision as recorded in Liber 21 Page 72 of Plats
WCR being known as the Former 509-517 Elm Street, and to pay therefore the sum of Ten Thousand Dollars & 00/100
(\$10,000.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the
following conditions;

THE SALE TO BE CONSUMMATED BY

PROMISSORY NOTE/MORTGAGE SALE

PROMISSORY/ MORTGAGE SALE	1. The Purchase Price of <u>\$10,000.00 plus closing costs to be determined at closing</u> shall be paid by a Promissory Note to the Seller when the above described property is sold, refinanced, foreclosed, 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. Purchaser is responsible to pay for the recording costs of the 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. See Paragraph 13 for terms of mortgage.
Evidence of Title	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.
Time of Closing	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. 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.
Purchaser's Default	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.
Seller's Default	
Title Objections	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 \$____ 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.
Taxes and Prorated Items	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.
Broker's Authorization	8. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3. 9. The Broker is hereby authorized to make this offer and the deposit of <u>N/A</u> Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

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

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

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

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

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 the City Engineer, 32001 Biddle Avenue, Wyandotte, MI. However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained. Additional conditions, if any: See Addendum for additional Paragraphs 12 through 20 and Signatures

IN PRESENCE OF:

L. S.
Purchaser

L. S.
Purchaser

Address _____

Dated _____ Phone: _____

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 _____

Phone _____ By: _____
Broker

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:

L. S.
Seller

L. S.
Seller

Address 3131 Biddle Avenue, Wyandotte

Dated: _____ Phone 734-324-4555

PURCHASER'S RECEIPT OF ACCEPTED OFFER

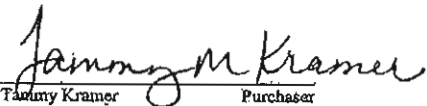
The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

Dated _____ L. S.
Purchaser

**ADDENDUM TO
OFFER TO PURCHASE REAL ESTATE**

This Agreement is contingent upon the following:

12. The closing for this Agreement is contingent upon the Purchaser, within 120 days of Seller's signed acceptance, obtaining a building permit, issued by the Engineering and Building Department for the construction of a single family home, consisting the following features:
 - Approximately 1,600 square feet with 4 bedrooms, 2 baths as indicated on Attachment A
 - Full basement to be in accordance with Section R310-Emergency Escape and Rescue Openings in accordance with the 2006 Michigan Residential Code. Emergency Escape and Rescue Opening must have an approved cover. The basement is also required to have a Backflow Valve and Sump Pump. See Attachment B
 - Culture stone and vinyl on the front exterior with vinyl siding on the remaining exterior.
 - Garage is to be attached, but cannot extend more than 3 feet in front of covered front porch.
 - Home must meet all current zoning requirements.
13. The Purchaser will be purchasing this property for \$10,000 which will be placed as a mortgage on the property payable if the property is sold or transferred in any manner within ten (10) years of the date of closing date. Should the property sell or is transferred in any manner before the ten (10) years have expired the entire purchase price plus all closing cost will be due immediately upon sale or transfer to the City of Wyandotte. The mortgage will be executed at time of closing.
14. If plans and unit installed with energy savings systems such as solar systems capable of supplying 1kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water then the City will reduce the balance of the promissory note by \$2,000.
15. This Agreement is further contingent upon the Purchaser undertaking development within six (6) months from time of closing and complete construction within one (1) year. "Undertaking development" is defined as the commencement of the building construction. Failure to undertake development or complete construction will result in Seller's right to repurchase property including any improvements for one (\$1.00) dollar. A Deed Restriction will be placed on the property which will include this contingency.
16. All utilities are required to be underground. Purchaser will provide three (3) ducts, electrical, cable and telephone to a central location. If reusing existing sewer tap, line must be inspected or cameraed and documents submitted to the Engineering Department for approved use. If use is not approved, you must re-tap the main.
17. The Purchaser is responsible for the cost of the Title Insurance Policy Premium, Closing Fee of \$200.00 and Wayne County Mapping Fee. These charges will be including into the mortgage.
18. Dirt shall be removed from the site at the Purchaser's expense.
19. The property is being sold in "As Is" condition, without express or implied warranty. Purchaser understands that buildings were removed from the site and the City of Wyandotte accepts no responsibility for underground conditions or environmental conditions of the property.
20. This Agreement is subject to the approval of the Wyandotte City Council.


Tammy Kramer Purchaser

Purchaser

513 Cherry
Wyandotte, MI 48192

Dated: 07-21-14

CITY OF WYANDOTTE, Seller

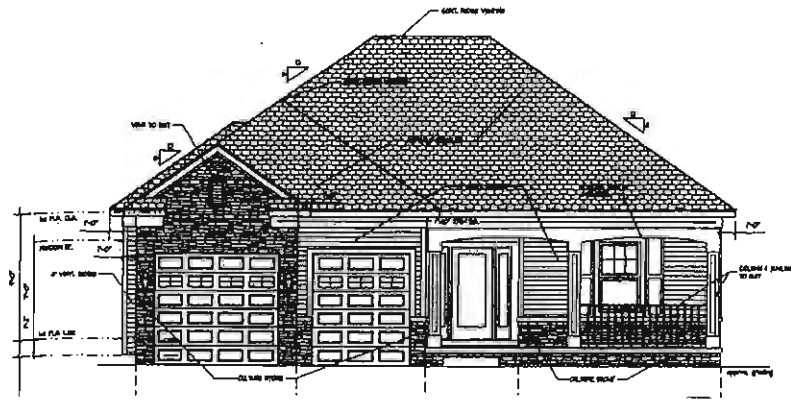
Joseph R. Peterson, Mayor

William R. Griggs, City Clerk
3209 Biddle Avenue
Wyandotte, Michigan 48192

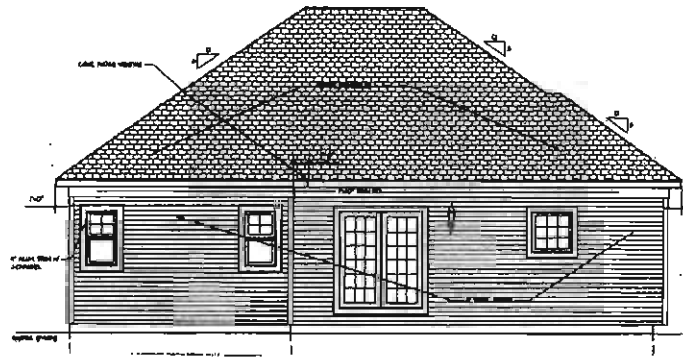
Dated: _____

Legal Department Approval _____

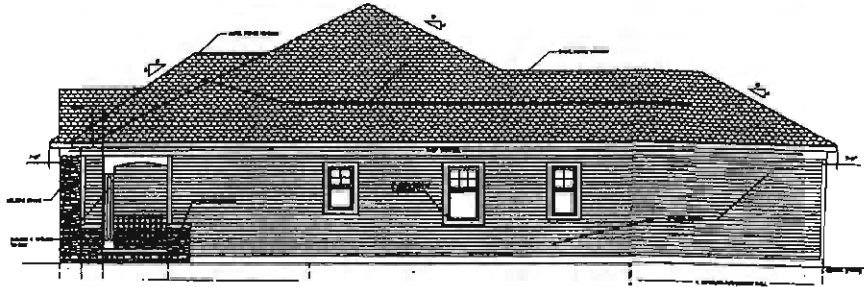
Attachment A



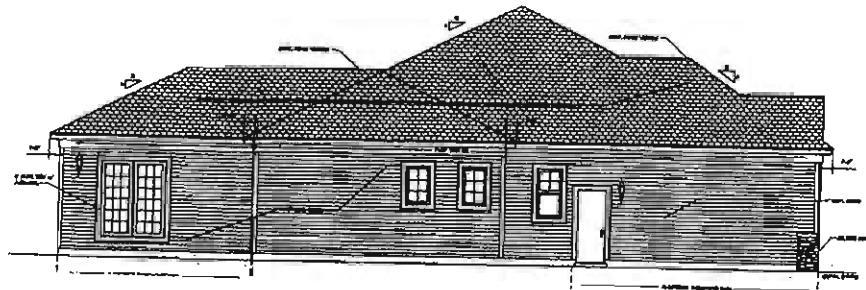
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: June 28, 2014

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the City owned property located at former 509-517 Elm is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that the Council concurs with the recommendation to sell the property known as former 509-517 Elm to Tammy Kramer for the amount of \$10,000.00; AND

BE IT FURTHER RESOVLED that if the Purchaser Tammy Kramer does not undertaking development within six (6) months from time of closing and complete construction within one (1) year. "Undertaking development" is defined as: the commencement of the building construction. Failure to undertake development or complete construction will results in Seller's right to repurchase property including any improvements for One (\$1.00) Dollar. A Deed Restriction will be placed on the property which will include this contingency; NOW THEREFORE,

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Offer to Purchase Real Estate for the property known as former 509-517 Elm, between Tammy Kramer and the City of Wyandotte for \$10,000 as presented to Council on July 28, 2014.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

YEAS

COUNCIL

Fricke
Galeski
Miciura
Sabuda
Schultz
Stec

NAYS

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 Miclura Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

Reports
+
minutes

Wyandotte, Michigan July 21, 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

COMMUNICATIONS MISCELLANEOUS

June 27, 2014

Mayor Joseph Peterson and City Council Members, City of Wyandotte
3200 Biddle Avenue, Wyandotte, MI 48192

Dear Mayor Peterson and Council Members:

The parish of St. Vincent Pallotti would like to request the use of Bishop Park for our annual "Mass in the Park" on Saturday, August 30, 2014. We would be utilizing the grassy area close to the waterfront. Holy Mass would take place at 4:00 p.m.; however, we will be arriving at approximately 2:00 p.m. to set up.

In addition to the use of the park, we are also requesting the following assistance:

The use of two golf carts that afternoon to transport those who may need assistance from VanAlstyne to the area where Mass will be celebrated.

Assistance from the appropriate department to make sure the power in the dock area is turned on so that we can utilize our PA system.

We are anticipating up to 400 people from not only our parish, but Catholics from other surrounding parishes as well who enjoy celebrating Mass in this beautiful outdoor setting.

We thank you in advance for your approval of our requests and invite you to join us that day for this wonderful celebration. Should you have any questions, please feel free to contact the event coordinator, Christine Furchak, at 734-284-2377.

Sincerely, Fr. Michael Cremin, SAC
Pastor, St. Vincent Pallotti Parish, 334 Elm, Wyandotte, MI 48192 734-285-9840

Honorable Mayor Peterson, Wyandotte City Council Members:

Re: Sidewalk Leveling

I am disappointed with your policy regarding sidewalk leveling which forbids grinding of high spots. In a city known for its beautiful tree lined streets your policy encourages the removal of trees to prevent sidewalk tipping, and discourages planting of new trees for the same reason. The cost of grinding verses sidewalk replacement would be a huge cost savings to Wyandotte's citizens. I understand the need for safe sidewalks and streets but I do not see a benefit of sidewalk replacement compared to cement grinding, except for the cement contractors. Please reconsider your current position for the benefit of Wyandotte's homeowners.

John Engfehr, 1570 Superior Blvd.

PERSONS IN THE AUDIENCE

Mr. Slimp, 21419 Meridian, Grosse Ile, Michigan, regarding 96 Perry Place, would like to close the demolition of 96 Perry Place.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

July 11, 2014

The Honorable City Council City of Wyandotte
3200 Biddle Avenue - Ste. 300 Wyandotte MI 48192

RE: The Senior Alliance (TSA) 2015 Annual Implementation Plan (AIP)

Gentlemen and Madam:

The Senior Alliance (TSA) provides services to older adults within the 34 communities of southern and western Wayne County. The Office of Services to the Aging requires TSA to request a resolution approving the AIP from each local unit of government in their planning and services area. (A copy of the plan is available for your review at The Senior Alliance website: www.aaalc.org)

The TSA Board has recommended acceptance of this plan and requests that each municipality adopt a resolution supporting the TSA 2015 Annual Implementation Plan (AIP) as submitted by The Senior Alliance.

Your support of the AIP will be very much appreciated.

Sincerely,

Joseph R. Peterson Mayor

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: July 21, 2014 AGENDA ITEM #4

ITEM: APPROVAL OF WAYNE COUNTY HAZARD MITIGATION PLAN

PRESENTER: Daniel J. Grant, Chief of Police

INDIVIDUALS IN ATTENDANCE: Daniel J. Grant

BACKGROUND: As part of the Wayne County Emergency Operations Plan, Wayne County has adopted a Hazard Mitigation Plan which was published on March 16, 2006. One of the employees of the Wayne County Department of Emergency Preparedness and Homeland Security realized that the communities located in Wayne County had not completed resolutions supporting the plan which is required should emergency situations occur and we are in need of Federal or State funds in case of such an emergency. A copy of the attached resolution was prepared from a template as provided by Wayne County and they have requested all communities in Wayne County to approve the resolution and return it for their files.

STRATEGIC PLAN/GOALS: In accordance with Wyandotte's strategic plan, to protect the health, safety, and general welfare of all of our residents, business owners, and visitors to the City of Wyandotte.

ACTION REQUESTED: Concur with the Police and Fire Departments to adopt the resolution as prepared.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: With the approval of this resolution, there will be no implications on the budget as we are only asking for approval of the resolution as requested by the County of Wayne.

IMPLEMENTATION PLAN: If the resolution is adopted, a signed copy will be forwarded to Wayne County to be filed in accordance with the Wayne County Emergency Operations Plan.

COMMISSION RECOMMENDATION: The Police Commission is aware of this agenda item pending council approval and it is anticipated that they will affirm the adoption of the resolution at their next meeting on August 12, 2014.

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation.
Todd Drysdale, City Administrator

LEGAL COUNSEL'S RECOMMENDATION: Concur with recommendation.
William Look, City Attorney

MAYOR'S RECOMMENDATION: Concur with recommendation.
Joseph Peterson, Mayor

LIST OF ATTACHMENTS:

1. Resolution adopting the Wayne County Hazard Mitigation Plan
2. Wyandotte Support of Emergency Operations Plan Signed by Mayor James R. DeSana on 3-02-09

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: July 21, 2014 AGENDA ITEM #5

ITEM: Fire Department - Wyandotte Fire Fighter's MDA fill the Boot Fundraiser

PRESENTER: Jeffery Carley, Fire Chief

INDIVIDUALS IN ATTENDANCE: Ray Wagoner, Wyandotte Fire Fighter's Lo. 356

BACKGROUND: For Many years the Wyandotte Fire Fighters IAFF Local 356 has partnered with MDA in the Fire the Boot Fundraiser soliciting donation on the corner of Fort St. and Eureka and Fort St. and Ford Ave.

STRATEGIC PLAN/GOALS: N/A

ACTION REQUESTED: Adopt a resolution granting permission to the Wyandotte Fire Fighters to solicit donation for MDA's annual Fill the Boot Fundraiser.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: Concurs with recommendation

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS

1. Letter from Wyandotte Fire Fighter requesting permission
2. Letter from Wyandotte Fire Commission endorsement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: July 21, 2014 AGENDA ITEM #6

ITEM: August Primary Ballot Proposal #1 Creation of Local Community Stabilization Authority

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Ballot Proposal #1 on the August 5, 2014, primary election is intended to address the revenue loss that municipalities will be faced with due to the phase-out of the personal property tax. The state use tax is a companion tax to the sales tax. Use tax of 6% must

be paid on the total price (including shipping and handling charges) of all taxable items brought into Michigan or purchases by mail from out-of-state retailers. Credit is given for tax paid to another state. Use tax is also applied to certain services such as telecommunications and hotel/motel accommodations.

The current use tax is allocated to the State's General Fund (\$.04 on the dollar) and the School Aid Fund (\$.02 on the dollar). The ballot question asks voters to reorganize the current state use tax into a state share tax and a local community stabilization share tax. Thus, this would give local municipalities a portion of the share currently directed to the State's General Fund. These two taxes would be levied on the use, storage, and consumption of "tangible personal property". Note that an affirmative vote does not raise taxes for a homeowner.

This change, including the intended phase-out of personal property tax, is intended to modernize the state tax system which should help small businesses grow and create jobs. Importantly for the City, this change provides for a mechanism to replace all of the revenue lost by the eventual elimination of the personal property tax.

STRATEGIC PLAN/GOALS: To be financially responsible

ACTION REQUESTED: The undersigned recommends the City Council support the Ballot Proposal #1 on the August 5, 2014, primary election.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: None although future tax revenue reductions (caused by the elimination of the personal property tax) is avoided if the ballot question passes.

IMPLEMENTATION PLAN: None

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS:

1. Editorial - Detroit Free Press
2. Editorial - Detroit News

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: July 21, 2014 AGENDA ITEM #7

ITEM: August Primary Election Wayne County Transit Authority (SMART) Millage Renewal and Increase

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: A request for a millage renewal and increase is on the August 5, 2014, primary election to support the operation of the Suburban Mobility Authority for Regional Transportation (SMART). Residents of the City benefit from services provided by SMART including the use of donated handicap accessible vehicles and funding for the Senior Transportation and Taxi Token programs. The Superintendent of Recreation has summarized the benefits of this SMART funding in the attached document. Representatives from SMART have informed the City that these services are at risk of elimination if the millage increase fails. Note that the millage has to be passed by a majority of voters in Wayne County for the service to continue in the County. The requested 0.41 mill increase (from the current .59 to 1.0 mill), is anticipated to cost the average homeowner in the City approximately \$16.00 annually.

STRATEGIC PLAN/GOALS: To offer the finance services to the citizens.

ACTION REQUESTED: Receive and place the information on file

BUDGET IMPLICATIONS & ACCOUNT NUMBER: None

IMPLEMENTATION PLAN: None

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: 1. Memorandum from Superintendent of Recreation

July 8, 2014

Mayor and City Council, City of Wyandotte
3200 Biddle Avenue, Wyandotte, MI 48192

Dear Honorable Mayor and City Council Members:

SUBJECT: TRAFFIC CONTROL ORDER 2014-03

After review, the Traffic Bureau and Inspector Pouliot recommend the installation of "Handicap Parking Signs" in front of 3618 Ninth St., Wyandotte, MI 48192. This request met all the qualifications set forth by the Commission; therefore, in concurrence with Inspector Pouliot, this letter serves as a recommendation for Council support of Traffic Control Order 2014-03 as specified on said order.

If there are any additional questions, please feel free to contact my office at extension 4424.

Sincerely,
Daniel J. Grant, Chief of Police

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: July 21, 2014 AGENDA ITEM #9

ITEM: Autodesk AutoCAD 2015 Government Upgrade

PRESENTER: Mark Kowalewski, City Engineer; Dave Fuller, Director of Information Technology

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski, City Engineer; Dave Fuller, Director of Information Technology

BACKGROUND: On February 1st, 2015, Autodesk will no longer offer AutoCAD software renewals. In order to upgrade the software after February 1st clients will need to purchase a new software License. Licenses are required for each individual user or seat. Currently, Autodesk is offering a promotional renewal discount to help clients upgrade to current versions given the policy change coming Feb. 1st. This will allow the City to upgrade our current 2011 version of AutoCAD to version 2015.

The cost for this upgrade is \$2,062.69 per seat (x2) and is attached. The cost after July 25th is \$2,597.85 per seat (x2) and after February 1st \$3,197.26 per seat (x2). The undersigned recommends upgrading the software before July 25th and utilizing our current provider DLTSOLUTIONS, Herndon, VA. This will also allow the upgrading of one of the current computer operating systems of windows XP to be upgraded to windows 7 which cannot be done with the current version of AutoCAD. By upgrading to windows 7 this user will be on the same

platform as other computers.

STRATEGIC PLAN/GOALS: We are 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. We believe the consequences of our efforts in this area will be increased trust and confidence in Wyandotte City government by providing the public with friendly, responsive, reliable, customer-focused services.

ACTION REQUESTED: Approve software upgrade to AutoCAD 2015 at a cost of \$4,125.38 with DLTSOLUTIONS

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account # 101-440-750-220

IMPLEMENTATION PLAN:

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: DLTSOLUTIONS cost for software upgrade.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: July 21, 2014 AGENDA ITEM #10

ITEM: Transient Marina Committee

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: On March 18, 2013, City Council authorized the City Engineer to apply for grants for the construction of a Transient Marina at Bishop Park. The grant request has been approved in the amount of \$1,170,500.00 or 50% of the cost to construct the project. This information was presented to City Council on June 30, 2014. Council resolved that the City Engineer should form a Committee to seek possible outside funding for the operation, maintenance and marketing of the proposed Transient Marina. The following persons have agreed to be on the Committee:

Lori Shields	Recreation Commission
Al Fritz	Wyandotte Business Association
John Rusu	Wyandotte Business Association
Pat Slack	Downtown Development Authority
Leo Stevenson	Downtown Development Authority
Mark Kowalewski	City Engineer
Todd Drysdale	City Administrator
Natalie Rankine	Director of the Downtown Development Authority
Leonard Sabuda	City Council
Ben Tallerico	Planning Consultant (Beckett & Raeder)

The Committee will meet on Wednesday mornings at 8:00 a.m. The meeting dates will be posted as public meetings

STRATEGIC PLAN/GOALS: Designing and developing a transient marina adjacent to the downtown using external funding sources.

ACTION REQUESTED: Concur with the Committee Members.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Transient Marina Committee will meet and update Council.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: July 21, 2014 AGENDA ITEM #11

ITEM: Leave of Absence Request of Peter Taormina

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Article 11.1 of the Agreement between the City of Wyandotte and American Federation of State, County and Municipal Employees (AFSCME) Local #894 states,

"A regular employee may be granted, at the discretion of the City Council, a leave without pay for any of the following reasons, except that in the case of physical or mental disability of the employee, the Council shall grant approval for a leave of absence without pay upon written recommendation of the City Engineer to the City Council and in accordance with the terms of the federal Family and Medical Leave Act, where application:

A. Physical or mental disability of the employee.

B. Election or appointment to any public office, except to the office of Mayor and Councilman in the City of Wyandotte

C. Reasons sufficient in the opinion of the Council to warrant such leave of absence."

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur with the City Engineer to approve the request for leave of absence by Peter Taormina.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Authorize leave of absence to Peter Taormina.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Letter from Peter Taormina

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: July 21, 2014 AGENDA ITEM #12

ITEM: Acquisition of the property at 140 Superior and sale of Former 333 Maple

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City entered into a Purchase Agreement on March 17, 2014, (See attached Resolution) for the property known as Doherty Hall (IMC Convent) 140 Superior. The Phase I investigation indicates the possibility of an underground storage tank (UST) which may have been used for heating. The Downriver Community Conference (DCC) Downriver Area Brownfield Consortium (DABC) has agreed to provide a grant of \$10,000 to provide for continued investigation of the UST. This has delayed closing on the property. The Amendment to the Purchase Agreement is to permit the closing of 333 Maple independent of the remainder of the Agreement. This will allow for the timely construction of the home at 333 Maple without affecting the remainder of the Agreement.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by: 1. Fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. 2. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods. 3. Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Authorize the Mayor and City Clerk to execute the Amendment to the Purchase Agreement for the acquisition of 140 Superior

BUDGET IMPLICATIONS & ACCOUNT NUMBER: TIFA 492-200-850-519 acquisition.

IMPLEMENTATION PLAN: Proceed with Purchase Agreement as presented to City Council

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: reviewed contract as to form only

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Proposed Amendment to Purchase Agreement; City Council Resolution dated March 18, 2014 and email from DCC approving the additional testing

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: July 21, 2014 AGENDA ITEM #13

ITEM: Purchase Additional 96 Gallon Toters

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City offers residents to rent 96 gallon totes for \$48 for a two (2) year term. On February 1, 2014, the City's new ordinance regarding the use of a metal, durable plastic, or an approved container of equal material to be used for the collection of solid waste was effective. Therefore, the demand for leasing totes has increased. The Department of Public Service (DPS) desires to purchase an additional 288 totes from Cascade Engineering of Grand Rapids, Michigan to meet this demand. Cascade Engineering has supplied the previous carts to the City. The cost of \$13,461.12 (288 x \$46.74) to purchase these totes will be funded from the Solid Waste Fund. These carts will be black with the City of Wyandotte logo stamped on the container.

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

ACTION REQUESTED: Approve the DPS to purchase 288- ninety-six gallon carts at a cost of

\$13,461.12 from Cascade Engineering.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 290-448-850-770-540

IMPLEMENTATION PLAN: Place order with Cascade Engineering of Grand Rapids, Michigan

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: None

REPORTS AND MINUTES:

Municipal Service Commission	June 25, 2014
Design Review Committee	July 1, 2014
Zoning Board of Appeals	June 4, 2014
Fire Commission	May 27, 2014
Downriver Central Dispatch Meeting	July 14, 2014
Cultural & Historical Commission	May 15, 2014
Downtown Development Authority	May 13, 2014
Police Commission	July 8, 2014
Police Commission	May 27, 2014

LATE ITEMS

July 21, 2014

The Honorable City Council City of Wyandotte
3200 Biddle Avenue - Ste. 300 Wyandotte MI 48192

RE: McKinley School Site

Gentlemen and Madam:

Due to the recent questions and concerns that were discussed at the July 17, 2014 Planning Commission Meeting regarding the McKinley School site, I am requesting your approval that all discussions regarding this development be held in abeyance until the proposed developer, Coachlight Properties, schedules a public meeting with the residents of the McKinley neighborhood, as per the Letter of Intent. I am proposing that this meeting take place at the Copeland Center for a date and time to be determined. This meeting is imperative so that residents can get their questions answered.

Further, the City Engineer should be present at this meeting. The Mayor and City Council should also be invited to attend.

Thanking you in advance for your support.

Sincerely,
Joseph R. Peterson, Mayor

July 21, 2014

City of Wyandotte, 3200 Biddle Ave., Wyandotte, MI 48192

Wyandotte City Council:

I would like to take the time to introduce myself. I am Alvin Slimp Jr. I was born in the City of

Wyandotte in 1959 and was raised in this beautiful city for a short time. My father coached football and my brother and I played for the Wyandotte Indians. Our family holds huge respect for the City of Wyandotte as well as vast memories as a child. I have recently come across a house located at 96 Perry and have put an offer in and was accepted. I understand that this house is on the demolition list. I would like to respectfully ask the council to please remove this house from the list. My intentions are to remodel and bring the house to code in order for me to place my daughter whom is a single mother and her children. I would like to see her also raise her children in all of what Wyandotte has to offer. Please accept my high hopes of becoming a part of the tax base revenue for the City and the means of giving my daughter and grandchildren the vast memories I was given as a child.

Respectfully,
Alvin Slimp Jr., Owner
A & J Maintenance Inc., P O Box 4
12759 Dixie Highway, S. Rockwood, MI 48179

CITIZENS PARTICIPATION:

None

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

HEARINGS

HEARING-A

HEARING RELATIVE TO THE 2015 FISCAL YEAR
OPERATING BUDGET AND CORRESPONDING
OPERATING TAX MILLAGE RATE

REQUEST FOR COUNCIL ACTION

MEETING DATE: July 21, 2014 AGENDA ITEM #HEARING

ITEM: 2014 City Tax Rates to Support 2015 Fiscal Year Operations

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: The following City property tax rates are being submitted for your adoption for the 2015 Fiscal Year pursuant to sections 211.23 E and 211.34 D of Michigan Compiled Laws and Public Act 40 of 1995:

City Operating	\$15.0538/Thousand \$ of Taxable Value
Refuse Collection and Disposal	\$ 2.5166/Thousand \$ of Taxable Value
Debt	\$ 2.5166/Thousand \$ of Taxable Value
Drain #5 Operation and Maintenance	\$ 2.6630/Thousand \$ of Taxable Value

The attached resolution will satisfy the above referenced Public Act requirements. Also, the above rates reflect the maximum authorized rates that can be considered.

Please refer to the attachment for details and the source of said tax levies

STRATEGIC PLAN/GOALS: To be financially responsible

ACTION REQUESTED: Approve the necessary tax rates as presented.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Approved tax rates will be incorporated into the budget being prepared for the 2015 Fiscal Year which will be adopted prior to October 1, 2014.

IMPLEMENTATION PLAN: Approved tax rates will be used for the tax bills mailed on August 1, 2014. The issuance of tax bills will be coordinated through the City Treasurer's and City Assessor's Office.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS: 1. Schedule of City Tax Rates

HEARING-B

SHOW CAUSE HEARING REGARDING WHY THE STRUCTURE AT 239 BONDIE HAS NOT BEEN REPAIRED OR DEMOLISHED IN ACCORDANCE WITH THE CITY OF WYANDOTTE PROPERTY MAINTENANCE ORDINANCE

Kevin Hammons, Trott & Trott, Attorney for City Mortgage, asked that demolition be delayed.

Minutes on file from Engineer's Office.

HEARING-C

SHOW CAUSE HEARING REGARDING WHY THE STRUCTURE AT 230 BONDIE HAS NOT BEEN REPAIRED OR DEMOLISHED IN ACCORDANCE WITH THE CITY OF WYANDOTTE PROPERTY MAINTENANCE ORDINANCE

Nothing in writing, no one in person.

HEARING-D

SHOW CAUSE HEARING REGARDING WHY THE STRUCTURE AT 2997 FORT HAS NOT BEEN REPAIRED OR DEMOLISHED IN ACCORDANCE WITH THE CITY OF WYANDOTTE PROPERTY MAINTENANCE ORDINANCE

July 21, 2014

VIA HAND DELIVERY
Mr. William R. Griggs
Wyandotte City Clerk
3200 Biddle Avenue
Wyandotte, Michigan 48195

Re: 2997 Fort Street, Wyandotte, Michigan 48192

Subject Matter: Show Cause Hearing and Request for Adjournment

Dear Mr. Griggs:

I represent Mr. Alan C. Merideth concerning the property and building located at 2997 Fort Street, Wyandotte, Michigan.

It is my understanding that the City Council has set a hearing date for tonight's City Council Meeting at 7:00 p.m., for my client to show cause why the above structure should not be brought up to code or demolished.

My client and I have been attempting to have the structure inspected by a builder. Unfortunately, the occupant has refused to allow the inspection.

The matter is currently in litigation in the Wayne County Circuit Court.

I am requesting an adjournment for 30 days so that the Circuit Court Judge can order the occupants to allow for the inspection of the structure.

If you have any questions, please do not hesitate to contact me.

Respectfully,
Bill Colvos, 12142 Dix-Toledo Road, Southgate, Michigan 48195

Minutes from Engineer's Office on file

Tony Guerro, Allen Park, Michigan, agrees to demolition.

Adjourned for thirty days.

HEARING-E

HEARING OF OBJECTIONS TO THE PROPOSED VACATION OF AN ALLEY IN THE CITY OF WYANDOTTE NAMELY THE EIGHT (8) FOOT WIDE PUBLIC ALLEY ADJACENT TO LOTS 10 THROUGH 18 BOTH INCLUSIVE, Adelaide Sub.

No one present – nothing in writing.

HEARING-F

HEARING OF OBJECTIONS TO THE PROPOSED VACATION OF AN ALLEY IN THE CITY OF WYANDOTTE NAMELY THE FIFTEEN (15) FOOT WIDE PUBLIC ALLEY ABUTTING THE EASTERLY LOT LINE OF Lot 18, Adelaide Sub.

No one present – nothing in writing.

FINAL READING OF AN ORDINANCE:

AN ORDINANCE ENTITLED
"AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE CITY OF WYANDOTTE BY AMENDING SECTION
14-2 (a) and 14-2 (f) ENTITLED "RECEPTACLES-GENERALLY"

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amendment of Section 14-2(a) and 14-2 (f) under 14-2 entitled "Receptacles-Generally" as follows:

Sec. 14-2 Receptacles – Generally.

(a) The person in charge of any dwelling, building or structure shall provide a receptacle of substantial construction for the receipt of solid waste and deposit therein or cause to be deposited all solid waste resulting from the use of the premise, and place the same in locations designated by the City. Solid Waste shall not be stored in the front yards. The storage of solid waste shall only be stored in a rear yard in a receptacle with a cover.

Section 2. Amendment of Section 14-2(f) as follows:

Sec. 14-2 (f) Owner or occupant shall utilize sufficient number of containers with covers to conveniently store the accumulation of solid waste.

Section 3. Severability.

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect August 5th, 2014 and this ordinance or a summary shall be published in a newspaper circulated in the City of Wyandotte within ten (10) days after the adoption.

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

YEAS: Councilpersons Fricke, Sabuda, Schultz, Stec

NAYS: Councilperson Miciura

ABSENT: Councilperson Galeski

I hereby approve the adoption of the foregoing ordinance this 21st day of July, 2014.

CERTIFICATE

We, the undersigned, JOSEPH R. PETERSON and WILLIAM R. GRIGGS, respectively the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the Council of the City of Wyandotte, at a regular session thereof on Monday, the 21st day of July, 2014.

Dated: July 21, 2014

JOSEPH R. PETERSON, Mayor
WILLIAM R. GRIGGS, City Clerk

RESOLUTIONS

Wyandotte, Michigan July 21, 2014

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 S. Stec

Supported by Councilperson Sheri M. Fricke

ROLL ATTACHED

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that no action be taken concerning the proposed rezoning of the property located at the former McKinley School site until the public hearing as required by the letter of intent entered into between the City and Coachlight Properties is held. BE IT FURTHER RESOLVED that the City Engineer schedule a public hearing at the Copeland Center to allow Coachlight Properties to present their proposal and answer the public's questions.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that WHEREAS, the City Council previously passed a resolution to demolish the home at 96 Perry Place, Wyandotte, Michigan due to various code violations and vacancies; AND WHEREAS, on July 21, 2014, Mr. Slimp, appeared before City Council asking for a suspension of the demolition for the purpose of allowing him to purchase said property; NOW THEREFORE, BE IT RESOLVED by the City Council that the previous resolution to demolish the home at 96 Perry Place will be suspended provided that the following conditions are met: 1. The owner secures the premises at 96 Perry Place; and 2. Maintains the outside of the property in compliance with the City of Wyandotte's property maintenance code; and 3. Proceeds with due diligence in the purchase of said property and City inspection scheduled by July 31, 2014, unless it has already been inspected by the City; 4. The City is to be reimbursed for costs incurred by the City for the code enforcement of said property in the amount of \$3,503.91. 5. A Letter of Credit in a form approved by the City together with a check in the amount of \$5,000 be filed with the City Engineer's office by July 25, 2014 at 3:00 p.m. 6. The Letter of Credit will require the property be brought up to code no later than January 20, 2015; and reimbursement of the sum of \$3,503.91 to the city as additional city administrative costs incurred in the city's code enforcement of said property.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from Fr. Michael Cremin, SAC Pastor of St. Vincent Pallotti Parish, 334 Elm is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the use of Bishop Park for their annual "Mass in the Park" on Saturday, August 30, 2014 at 4:00 p.m. utilizing the grassy area close to the waterfront. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the use of two (2) golf carts and dock power for the PA system as coordinated by the Recreation Department and Department of Public Service. AND FURTHER that a Hold Harmless Agreement be executed as prepared by the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from John Engfehr, 1570 Superior Blvd, Wyandotte relative to the possibility of grinding of high spots as opposed to replacement of cement is hereby referred to the City Engineer for a review and report back to Council as to the pros and cons of same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

WHEREAS the City of Wyandotte, Wayne County, Michigan recognizes the role of the Senior Alliance as the designated Area Agency on Aging for Southern and Western Wayne County to be responsible for planning, developing, coordinating, monitoring, and managing a comprehensive organized service delivery system of services for older adults and caregivers. WHEREAS the 34 communities of Southern and Western Wayne County, including the City of Wyandotte, comprises the Planning and Service Area to the agency's governing body. WHEREAS the Office of Services to the Aging require local Area Agencies on Aging to request approvals of their Annual Implementation Plan from their local governments. WHEREAS The Senior Alliance has submitted the plan to this honorable body in accordance with federal and state laws. WHEREAS The Senior Alliance has held a public hearing for client, caregiver, and service provider population feedback which contributed to the development of the Annual Implementation Plan for Fiscal Year 2015. NOW, THEREFORE, BE IT RESOLVED, that this honorable body of the City of Wyandotte approves the Annual Implementation Plan for Fiscal Year 2015, as presented to the City.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilpersons Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the adoption of the Wayne County Hazard Mitigation Plan and FURTHER that subsequent to approval of the plan, the Mayor and City Clerk shall execute said Plan and forward same to Wayne County to be filed in accordance with their Emergency Operations Plan protocol.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS with the Wyandotte Fire Commission to GRANT permission to the Wyandotte Fire Fighters Local 356 to conduct their annual MDA Fill the Boot fundraiser on July 28th through July 31st, 2014 on the corners of Fort Street and Eureka and Fort Street and Ford Avenue.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

WHEREAS, local governments in Michigan have struggled with unstable funding needed to provide services; and WHEREAS, Michigan businesses have struggled with an uncompetitive tax on business; and WHEREAS, small businesses and manufacturers power our economy and are the largest contributor to job growth in Michigan; and WHEREAS, no other state in our region taxes business equipment the way Michigan does - and most of those states don't tax it at all, which makes Michigan significantly less competitive when it comes to job creation and business investment; and WHEREAS, Michigan communities have struggled for years to pay for essential services like police, fire, ambulances, schools and jails; and WHEREAS, Michigan communities have relied on this shrinking source of Personal Property Tax revenue to provide other community services as well, including roads, transportation and libraries; and WHEREAS, with bipartisan support the Michigan Legislature has voted to reform the antiquated personal property tax to help increase Michigan's competitiveness with other states and remove an onerous tax that will allow more business investment and create more jobs while providing a stable revenue source for local communities; and WHEREAS, this is not a constitutional amendment but the state constitution requires Michigan voters to approve certain changes in local taxes; and WHEREAS, local governments have struggled with unstable funding needed to provide services and business have struggled with an uncompetitive tax on equipment for years; and WHEREAS, Proposal 1 on the August 5, 2014 ballot, will make Michigan more competitive, which will help local communities to attract more businesses and talent and create local jobs; and WHEREAS, Proposal 1 is supported by the Michigan Municipal League, the Michigan Townships Association, Michigan Association of Chiefs of Police, Michigan Association of Police Organizations, Michigan Community College Association, Michigan Farm Bureau, the Small Business Association of Michigan, Michigan Sheriffs Association, Michigan Chamber of Commerce, National Association of Independent Businesses and the Michigan Manufacturers Association, among others; and NOW, THEREFORE, BE IT RESOLVED, the City of Wyandotte hereby expresses its strong support for Proposal 1 to eliminate the unfair double tax and strengthen our communities.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from the City Administrator relative to the Wayne County Transit Authority (SMART) millage Renewal and Increase question on the August 5, 2014 primary ballot is hereby received and placed on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS in the recommendation of the Chief of Police and Traffic Bureau as set forth in Traffic Control Order 2104-03 for the installation of "Handicap Parking Signs" in front of 3618 Ninth Street, Wyandotte, MI. 48192. AND BE IT FURTHER RESOLVED that the Department of Public Service be directed to install same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council APPROVES the AutoCAD software upgrade with DLTSOLUTIONS for the purchase and installation of AutoCAD version 2015 in the amount of \$4,125.38 for two (2) seats from account # 101-440-750-220.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS the Mayor and Council directed the City Engineer to form a Transient Marina Committee to seek possible outside funding for the operation, maintenance and marketing of the proposed Transient Marina at Bishop Park; BE IT THEREFORE RESOLVED that Council CONCURS in the recommendation as set forth by the City Engineer for the following committee members:

Lori Shields, Recreation Commission

Al Fritz, Wyandotte Business Association

John Rusu, Wyandotte, Business Association

Pat Slack, Downtown Development Authority

Leo Stevenson, Downtown Development Authority

Mark Kowalewski, City Engineer

Todd Drysdale, City Administrator

Natalie Rankine, Director Downtown Development Authority

Leonard Sabuda, City Councilman, Committee Chairman

Ben Tallerico, Planning Consultant (Beckett & Raeder)

BE IT FURTHER RESOLVED that said committee shall meet Wednesday mornings at 8:00 a.m. with the meeting dates posted as public meetings. AND FURTHER said committee shall report back to the City Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS Article 11.1 of the Agreement between the City of Wyandotte and American Federation of State, County and Municipal Employees (FSCME) Local # 894 states: "A regular employee may be granted, at the discretion of the City Council, a leave without pay for any of the following reasons, except that in the case of physical or mental disability of the employee, the Council shall grant approval for a leave of absence without pay upon written recommendation of the City Engineer to the City Council and in accordance with the terms of the federal Family and Medical Leave Act, where applicable:

- A. Physical or mental disability of the employee
- B. Election or appointment to any public office, except to the office of Mayor and Councilmember in the City of Wyandotte.
- C. Reasons sufficient in the opinion of the Council to warrant such leave of absence.

THEREFORE BE IT FURTHER RESOLVED that the request for a leave of absence until November 1, 2014 for Peter Taormina is hereby APPROVED.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the amendment to the Purchase Agreement between the City of Wyandotte and Archdiocese of Detroit for the acquisition of the property at 140 Superior and the sale of 333 Maple; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Amendment to Purchase Agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to purchase 288-Ninety-Six Gallon Carts from Cascade Engineering of Grand Rapids, Michigan in the amount of \$13,461.12 from account # 290-448-850-770-540; each cart to be black with the City of Wyandotte's logo, imprinted serial numbers and include a standard ten (10) year warranty.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from the City Administrator submitting the proposed tax rates for the 2015 Fiscal Year is hereby received and made part of the hearing file scheduled for tonight's meeting.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS, this City Council of the City of Wyandotte has been advised by the City Assessor that the 2014 State Taxable Valuation for property located within the City of Wyandotte is \$531,997,394 as compared to \$524,852,369 State Taxable Valuation for the 2013 tax year plus 2014 additions; NOW, THEREFORE, BE IT RESOLVED that the Wyandotte City Tax Rate for the Fiscal Year Ending, September 30, 2015, shall be set at \$15.0538 operating, \$2.5166 refuse collection and disposal, 2.5166 debt service (to include \$301,415 related to the renovation of the Yack Arena, \$486,485 related to the construction of a new Police/District Court facility, and \$200,000 for the purchase of a new fire pumper) and \$2.663 for the operation and maintenance of Drain # 5 for a total tax levy of \$22.7500 per thousand dollars assessed valuation of the State Taxable Value.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS a hearing was held on the 21st of July, 2014 where all parties were given an opportunity to show cause, if any they had, why the structure at 239 Bondie, Wyandotte, should not be demolished, removed or otherwise made safe, and BE IT FURTHER RESOLVED that the Council considered all reports and recommendations of the Hearing Officer and the City Engineer's Office and all other facts and considerations were brought to their attention at said hearing; AND BE IT FURTHER RESOLVED that the City Council hereby directs that said dwelling located at 239 Bondie, Wyandotte should be DEMOLISHED and that the cost be assessed against the property in question as a lien. BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within twenty-one (21) days of the date of this resolution if they so desire.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS a hearing was held on the 21st of July, 2014 where all parties were given an opportunity to show cause, if any they had, why the dwelling at 230 Bondie, Wyandotte should not be demolished, removed or otherwise made safe, AND BE IT FURTHER RESOLVED that the Council considered all reports and recommendations previously received by the City Council from the City Engineer's Office and all other facts and considerations were brought to their attention at said hearing and at previously held Council meetings; AND BE IT RESOLVED that the City Council hereby directs that said dwelling located at 230 Bondie, Wyandotte should be DEMOLISHED and that the cost be assessed against the property in question as a lien. BE IT FURTHER resolved that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within twenty-one (21) days of the date of this resolution if they so desire.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the show cause hearing relative to the property located at 2997 Fort Street, Wyandotte is hereby adjourned for thirty (30) days.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE

WHEREAS, this Council by resolution has deemed it advisable and necessary for the health, welfare, comfort and safety of the people of the City of Wyandotte, to vacate the hereinafter described land in the City of Wyandotte, County of Wayne, State of Michigan, as a public alley, more particularly described as:

The eight (8) foot wide public alley adjacent to Lots 10 through 18, both inclusive, Adelaide Sub. of part of Lot 7, Eureka Iron & Steel Works Subd'n. of N.W. 1/4 of Sec. 32, T.3.S. R.11.E. Ecorse Twp. (now City of Wyandotte), Wayne Co. Mich. as recorded in Liber 33 of Plats, Page 48, Wayne County Records.

WHEREAS, due notice has been given of the hearing of objections to said vacation; and

WHEREAS, said hearing having taken place in accordance with such notice, and no objections having been offered, and this Council still being of the opinion that said vacation is advisable; now, therefore,

BE IT RESOLVED that the above described alley shall be and the same is hereby declared VACATED as a public alley, reserving to the City of Wyandotte, a Municipal Corporation of the State of Michigan, its successors and assigns forever and in perpetuity from the date hereof, an easement on, over, under, across, and within the eight (8) foot right-of-way of the above described alley for the purpose of constructing, operating, maintaining and repairing existing and future public utilities, sewers and drains, and that said City of Wyandotte, its contractors, employees, agents successors, assigns and lessees shall at all times have free ingress to and egress from said alley right-of-way, to construct, operate, maintain and repair said existing and future utility lines of every nature, and sewers and drains.

BE IT FURTHER RESOLVED that there is hereby reserved to the Ameritech, its successors and assigns, an

easement on, over, under, across and within said eight (8) foot wide right-of-way for the purpose of constructing, erecting, operating, maintaining, and repairing its existing and future telephone communication system consisting of poles, lines, wires, cables and apparatus; and that said Ameritech, its contractors, employees, agents, successors and assigns shall at all times have full ingress to and egress from said eight (8) foot wide right-of-way for said purpose.

BE IT FURTHER RESOLVED that no structures or any article or thing whatsoever shall be constructed or maintained on, over, under, across or within the eight (8) foot right of way of the above described alley except the erection of fences by the abutting property owners and that in the exercise of the easement and ingress and egress rights heretofore reserved herein said City of Wyandotte shall not be liable for any injury or damage to, or disturbance of, nor shall it have any duty to pay for or replace any animate or inanimate improvement on, over, under, across or within said eight (8) foot right-of-way.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

ABSENT: Councilperson Galeski

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE

WHEREAS, this Council by resolution has deemed it advisable and necessary for the health, welfare, comfort and safety of the people of the City of Wyandotte, to vacate the hereinafter described land in the City of Wyandotte, County of Wayne, State of Michigan, as a public alley, more particularly described as:

The fifteen (15) foot wide public alley abutting the easterly lot line of Lot 18, Adelaide Sub. of part of Lot 7, Eureka Iron & Steel Works Subd'n. of N.W. 1/4 of Sec. 32, T.3.S. R.11.E. Ecorse Twp. (now City of Wyandotte), Wayne Co. Mich. as recorded in Liber 33 of Plats, Page 48, Wayne County Records.

WHEREAS, due notice has been given of the hearing of objections to said vacation; and

WHEREAS, said hearing having taken place in accordance with such notice, and no objections having been offered, and this Council still being of the opinion that said vacation is advisable; now, therefore,

BE IT RESOLVED that the above described alley shall be and the same is hereby declared VACATED as a public alley, reserving to the City of Wyandotte, a Municipal Corporation of the State of Michigan, its successors and assigns forever and in perpetuity from the date hereof, an easement on, over, under, across, and within the fifteen (15) foot right-of-way of the above described alley for the purpose of constructing, operating, maintaining and repairing existing and future public utilities, sewers and drains, and that said City of Wyandotte, its contractors, employees, agents successors, assigns and lessees shall at all times have free ingress to and egress from said alley right-of-way, to construct, operate, maintain and repair said existing and future utility lines of every nature, and sewers and drains.

BE IT FURTHER RESOLVED that there is hereby reserved to the Ameritech, its successors and assigns, an easement on, over, under, across and within said fifteen (15) foot wide right-of-way for the purpose of constructing, erecting, operating, maintaining, and repairing its existing and future telephone communication system consisting of poles, lines, wires, cables and apparatus; and that said Ameritech, its contractors, employees, agents, successors and assigns shall at all times have full ingress to and egress from said fifteen (15) foot wide right-of-way for said purpose.

BE IT FURTHER RESOLVED that no structures, or any article or thing whatsoever shall be constructed or maintained on, over, under, across, or within the fifteen (15) foot right-of-way of the above described alley except the erection of fences by the abutting property owners and that in the exercise of the easement and ingress and egress rights heretofore reserved herein said City of Wyandotte shall not be liable for any injury or damage to, or disturbance of, nor shall it have any duty to pay for or replace, any animate or inanimate improvement on, over, under, across, or within said fifteen (15) foot right-of-way.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

ABSENT: Councilperson Galeski

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the General Manager of Municipal Service has expressed a desire to meet in closed session to discuss pending litigation. 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 S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan July 21, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the total bills and accounts in the amount of \$2,625,978.48 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 S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson Lawrence Stec

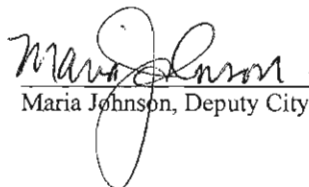
Supported by Councilperson Sheri M. Fricke

That we adjourn.

Carried unanimously

Adjourned at 9 PM

July 21, 2014



Maria Johnson, Deputy City Clerk

3. Event Volunteer Opportunities: A form will be sent to all Commissioners for upcoming Heritage Event Series events, asking them to volunteer to help at such events. Their presence is needed at these events to help and to let the public meet them.
4. Tea Program: Shirley Prygoski has resigned as chairperson of the Museum teas. President Sue Pilon will send her a letter of appreciation for all the work she has done on these Teas, which have served as fundraisers for the Museum. Because Jody Egen will be going on maternity leave soon and summer is usually a slow time for the Teas, they will be suspended for the present. The Commission will be seeking someone to chair these events for pay in the future. The City Council recently passed a resolution requiring certain health rules to be followed when events are held on city property. Due to this resolution and the fact that the event has not raised funds in keeping with the work involved, the Pie and Ice Cream Social and the Victorian Mad Hatter Tea, both sponsored by the Wyandotte Historical Society, the Society has decided to cancel its Pie and Ice Cream Social for this year. A decision has not yet been made regarding the Victorian Mad Hatter Tea.

DIRECTOR'S REPORT:

MOTION: by Anne Ronco, supported by Marshall Wymore, to approve the finance report, pending audit. MOTION CARRIED, 6-0

1. The Commission received the Wyandotte History Exhibit expense sheet. The total cost was \$38,161.17. The Commission received a grant for \$25,000 and the remaining \$13,061.17 was paid from our Reserve Fund. We hope to apply for a grant to put the research involved in the project online for access by the public. The exhibit is now open to the public and 75 students from the Wyandotte School District are scheduled to visit it soon.
2. The City-Wide Garage Sale is scheduled for May 17 and 18. There are 321 participants this year, each paying \$15 plus the cost of the signs, to take part. Volunteers will sell maps to the various locations Saturday and Sunday.
3. Out of Office Reminders. Director Jody Egen will be out of the office June 9-13 and Museum Assistant Sarah Jordan will be out of the office May 28-June 3.

FRIENDS OF THE MUSEUM: The Friends will meet May 28 at 6:00pm.

WYANDOTTE HISTORICAL SOCIETY: The Walking Tour of downtown Wyandotte is still under discussion.

ANNOUNCEMENTS: Commissioner Dave Kostelnik announced his resignation from the Commission. He is now a resident of Grosse Ile.

MOTION: by Ken Munson, supported by Marshall Wymore, to adjourn at 8:10pm. MOTION CARRIED, 6-0

Respectfully submitted,



Anne Ronco

FINANCE REPORT – WYANDOTTE MUSEUMS**MONTH OF MARCH/APRIL 2014***From the desk of Jody L. Egen***MONEY DEPOSITED WITH THE CITY OF WYANDOTTE TREASURY – AS OF MAY 15, 2014**

Log Cabin Rental	\$ 80.00 – Cash \$ 160.00 – Checks \$ 240.00 – Total	Reserve 101-000-257-250-071
Admissions/ Donations	\$ 112.00 – Cash <i>admissions</i> \$ 0 – Check \$ 112.00 – Total	Reserve 101-000-257-250-071
Weddings	\$ 0 – Check \$ 0 – Cash \$ 0 – Total	Reserve 101-000-257-250-071
Marx Rent	\$ 1,250.00 – Check \$ 0 – Cash \$ 1,250.00 – Total	<i>Marx Rental Account</i> 101.000.655.655.021
Salvage	\$ 10.00 – Cash \$ 20.00 – Check \$ 30.00 – Total	Reserve 101-000-257-250-071
Teas	\$ 205.00 – Cash \$ 0 – Check \$ 205.00 – Total	Reserve 101-000-257-250-071
Art Show (Sat - \$20, Sun - \$37)	\$ 50.00 – Check \$ 57.00 – Cash \$ 107.00 – Total	Reserve 101-000-257-250-071

Total of all deposits \$ 1,944.00**MARCH UTILITIES**

HEAT/ GAS		
MacNichol	\$ 1,158.17	City
Marx	\$ 551.98	City
Log Cabin	\$ 26.87	City
Burns	\$ 530.35	City
<i>Subtotal</i>	<i>\$2,267.37</i>	
WATER		
MacNichol	\$ 11.80	City
Marx	\$ 16.07	City
Log Cabin	\$ n/a	City
Burns	\$ 16.07	City
<i>Subtotal</i>	<i>\$16.07</i>	
ELECTRIC		
MacNichol	\$ 157.12	City
Marx - includes \$53.37 outside 400W	\$ 116.97	City
Burns	\$ 54.30	City
<i>Subtotal</i>	<i>\$328.39</i>	

PHONE		
MacNichol	\$ 42.47	City
Marx	\$ 42.09	City
Burns	\$ 147.42	City
<i>Subtotal</i>	\$231.98	

Subtotal All Utilities: \$ 2,843.81

APRIL UTILITIES

HEAT/ GAS		
MacNichol	\$ 285.11	City
Marx	\$ 132.01	City
Log Cabin	\$ 26.87	City
Burns	\$ 157.81	City
<i>Subtotal</i>	\$ 601.80	
WATER		
MacNichol	\$ 11.80	City
Marx	\$ 11.80	City
Log Cabin	\$ N/A	City
Burns	\$ 16.07	City
<i>Subtotal</i>	\$ 39.67	
ELECTRIC		
MacNichol	\$ 152.41	City
Marx - includes \$53.37 outside 400W	\$ 121.98	City
Burns	\$ 64.78	City
<i>Subtotal</i>	\$339.17	
PHONE		
MacNichol	\$ 53.37	City
Marx	\$ 42.14	City
Burns	\$ 145.65	City
<i>Subtotal</i>	\$241.16	

Subtotal All Utilities: \$ 1221.80

MARCH EXPENSES

MISCELLANEOUS		
Young Supply Co. - Replacement motor for 2630 Biddle furnace	\$ 203.66	City - B&G
Whipple Printing - HES yearlong posters, 75, and garage sale reminder postcard, 1,650	\$ 280.00	City - Print
Whipple Printing - Heritage Event Series yearlong postcards	\$ 392.70	City - Office
Jody Egen - Gas reimbursement, Kalamazoo Living History Show	\$ 151.42	City - Automobile
SS Graphics - Replacement citywide garage sale signs	\$ 433.50	City -Office Supplies

Paragon Display Group – Exhibit Printing	\$ 5,175.38	Reserve
OfficeMax – Hand sanitizer, USB thumb drive, etc.	\$ 35.97	City – B&G
Hood's – Blue chalk reel	\$ 7.91	City – B&G
Lowe's – Misc hardware supplies	\$ 22.06	City – B&G
Ebay – Exhibit supplies	\$ 28.29	Reserve
Istock – Graphics for basement exhibit	\$ 50.51	Reserve
Kalamazoo Living History Show – Various supplies for children's hands-on in basement exhibit, various vendors	\$ 304.80	Reserve
Downriver Plastics – Acrylic vitrines for basement exhibit cases	\$ 521.50	Reserve
Wyandotte Alarm – Commercial monitoring for 2624 Biddle Ave.	\$ 195.30	City – B&G
National Trust for Historic Preservation – Annual membership renewal	\$ 30.00	Reserve
Juliana Rachel Law – Natural history artist, two panel mural of prehistoric Wyandotte for exhibit.	\$ 400.00	Reserve
Engineering Repro Graphics – Large scale scans for basement exhibit.	\$ 20.00	Reserve
Lowe's – Exhibit and misc hardware supplies	\$ 63.01	City – B&G
CVS – Hand sanitizer	\$ 7.94	City – Office Supplies
DA Home Improvement – Lights for basement exhibit space	\$ 4,526.25	Reserve

Subtotal All March Miscellaneous: \$ 12,850.20

APRIL EXPENSES

MISCELLANEOUS		
SS Graphics – Replacement citywide garage sale signs	\$ 433.50	City – Office Supplies
Michigan Historic Preservation Network – Annual membership renewal	\$ 150.00	Reserve
Lowe's – Misc. hardware and supplies for basement exhibit fabrication	\$ 106.11	City – B&G
Lowe's – Misc. hardware	\$ 8.52	City – B&G
OfficeMax – Mailing labels and literature holder	\$ 28.70	City – Office Supplies
Hood's – Ant traps	\$ 3.59	City – B&G
Hood's – Picture hanger supplies for third floor gallery and casters	\$ 19.54	City – B&G
Hood's – Shelf hanger supplies for third floor gallery	\$ 4.48	City – B&G
Hood's – Burns Home toilet repair hardware	\$ 15.10	City – B&G
Wyandotte Alarm Co. – Commercial alarm monitoring for 2630 Biddle	\$ 126.00	City – B&G
Wyandotte Alarm Co. – Commercial alarm monitoring for 2610 Biddle	\$ 126.00	City – B&G
Tuttle Supply – Cleaning supplies; soap, trash liners, paper towels	\$ 123.80	City – B&G
Whipple Printing – Spring citywide garage sale posters.	\$ 42.50	Reserve
Jo-Ann – Basement Exhibit: Modeling clay and	\$ 53.75	Reserve

<i>fabric for pedestal covers</i>		
Walgreens – Main labels for third floor gallery	\$ 71.19	Reserve
Sam's Club – Refreshments for exhibit opening	\$ 94.32	Reserve
J&I Interiors – Paint for back first floor hallway	\$ 50.11	Reserve
Michael's – 4 gold frames for third floor main labels	\$ 95.38	Reserve
Sherwin-Williams – Paint for back first floor hallway	\$ 101.60	Reserve
Meijer – Refreshments for exhibit opening and cleaning supplies	\$ 55.81	Reserve
Michael's – 4 gold frames and mount fabrication supplies	\$ 125.01	Reserve
Hutchinson Studios – Final payment consultant fees, artifact mounts, and graphic installation	\$ 4,310.00	Reserve
Nancy Villa Bryk – Final payment consultant fees	\$ 1000.00	Reserve
River's Edge Gallery – Framing for archival pieces featured in third floor (2), and the Mrs. John Biddle canvas.	\$ 459.35	Reserve
Second Step Advertising – Souvenir bags from exhibit opening	\$ 776.16	Reserve
Ron Rickman – Labor, painting of first floor back hallway	\$ 400.00	Reserve
Whipple Printing – Exhibit opening invites	\$ 28.00	Reserve
Meijer – Basement gallery children's hands-on table	\$ 161.10	Reserve
Ebay – Birch bark basket for children's hands-on table	\$ 26.84	Reserve
Jas. Townsend & Son, Inc. – Cast iron kettle for basement gallery hands-on table; candles for exhibit case.	\$ 66.00	Reserve
Leigh's Glass Company, Inc. – Glass shelf for third floor display case	\$ 29.00	Reserve
Downriver Plastics – Balance on clear acrylic museum quality case tops.	\$ 521.50	Reserve

Subtotal All April Miscellaneous: **\$9,612.96**

CURRENT BUDGET BALANCES – AS OF THURSDAY, MAY 15, 2014

SUPPLY LINE	BALANCE YEAR TO DATE	2014 BUDGET
Office Supplies	\$ 323.89	\$ 1,050.00
Postage	\$ 80.00	\$ 80.00
Building Maintenance & Supplies	\$ 2,730.88	\$ 8,279.00
Printing	\$ 0.47	\$ 800.00
Electric	\$ 3,783.31	\$ 6,700.00
Water	\$ 744.60	\$ 1,675.00
Heat	\$ 1,867.61	\$ 10,200.00
Education	\$ 104.00	\$ 240.00
Automobile	\$ 8.58	\$ 160.00
Reserve	\$ 71,312.51	n/a

**WYANDOTTE CULTURAL AND HISTORICAL COMMISSION
MINUTES OF THE JUNE 19, 2014 MEETING
MARX HOME**

PRESENT: Jody Egen Sue Pilon
 Wallace Hayden Shirley Prygoski
 Ken Munson Anne Ronco

EXCUSED: Marty Bertera Eula Grooms
 Dan Cervantes Marshall Wymore
 Vernon Elmore

President Sue Pilon called the meeting to order at 6:25pm. A quorum was not present, so business could not be conducted.

Approval of the May minutes will be voted on at the July meeting.

PRESIDENT'S REPORT:

1. Commissioners are asked to please submit their Event Volunteer Opportunities form to President Sue Pilon. It was sent by email to all Commissioners this past month.
2. We are still in need of a secretary for the Commission. The position is a paying one, so please notify Sue Pilon if you know of anyone who might want the position.
3. Flowers and a thank you letter were presented to Commissioner Shirley Prygoski for the work she did on the individual teas, which were a fundraiser for the Museums. We are currently looking for someone to resume this activity. Please contact Assistant Director Sarah Jordan if you know of anyone interested in doing this.

DIRECTOR'S REPORT:

1. Director Jody Egen will recommend a re-bidding process for painting the Burns Home, due to the fact that the two bids received were \$32,200 and \$34,250 respectively. This is due to the fact that, because the paint presently there contains lead, all of it will have to be removed before new paint can be applied. Jody Egen and Commissioner Ken Munson will also investigate other avenues of solving this problem.
2. We have applied for a grant from the DDA for \$5000 to replace the sign for the MacNichol Home.
3. The porches at the Marx Home will be replaced this summer. Mark Havlcizek (sp?) will build them after former Commissioner Dave Kostelnik razes the existing porches and custodian Tom Faryniarz primes the lumber. Commissioners and other volunteers will be asked to help paint them when they are finished, possibly toward the end of July.
4. Maternity leave for Director Jody Egen will be six to eight weeks. She plans to work up to her due date, at the end of July, if possible.

5. The Finance Report was distributed and will be voted on for approval at the July meeting.

FRIENDS:

Commissioner Anne Ronco reported that the Friends will be granting \$3,000 to the Commission as per our letter requesting the funds for the Marx porches.

WYANDOTTE HISTORICAL SOCIETY:

Commissioner Wallace Hayden reported that the downtown walking tour planned by the WHS will be delayed because a new sign has to be ordered.

OLD BUSINESS:

1. Jody Egen will check on the status of the historic signs at BASF Park.
2. Jody Egen will send a letter to the Wyandotte Historical Society requesting the release of the \$1,000 in their reserve account, which the Society says belongs to the Commission. It was a donation made some time ago for porch furniture.

NEW BUSINESS:

Tom Faryniarz has requested a reduction in his working hours from 22 to about 15 per week, due to health concerns. Jody Egen will check with the Recreation Department about possibly using custodial help from their department. The person would be paid, from those yielded hours, to clean our buildings if an agreement can be worked out.

Meeting adjourned at 7:35pm.

Respectfully submitted,



Anne Ronco

FINANCE REPORT – WYANDOTTE MUSEUMS**MONTH OF MAY 2014***From the desk of Jody L. Egen***MONEY DEPOSITED WITH THE CITY OF WYANDOTTE TREASURY – AS OF THURSDAY, JUNE 19, 2014**

Log Cabin Rental	\$ 320.00 – Cash \$ 260.00 – Checks \$ 580.00 – Total	Reserve 101-000-257-250-071
Admissions/ Donations	\$ 186.00 – Cash <i>admissions</i> \$ 0 – Check \$ 186.00 – Total	Reserve 101-000-257-250-071
Weddings	\$ 100.00 – Check \$ - Cash \$ 100.00 – Total	Reserve 101-000-257-250-071
Marx Rent	\$ 625.00 – Check \$ 0 – Cash \$ 625.00 – Total	<i>Marx Rental Account</i> 101.000.655.655.021

*Total of all deposits \$ 1,491.00***EXPENSES**

HEAT/ GAS		
MacNichol	\$ 79.51	City
Marx	\$ 48.26	City
Log Cabin	\$ 47.29	City
Burns	\$ 52.71	City
<i>Subtotal</i>	\$227.77	
WATER		
MacNichol	\$ 11.80	City
Marx	\$ 11.80	City
Log Cabin	\$ 23.60	City
Burns	\$ 16.07	City
<i>Subtotal</i>	\$63.27	
ELECTRIC		
MacNichol	\$ 134.32	City
Marx - includes \$53.37 outside 400W	\$ 117.30	City
Burns	\$ 53.87	City
<i>Subtotal</i>	\$305.49	
PHONE		
MacNichol	\$ 42.14	City
Marx	\$ 42.14	City
Burns	\$ 145.65	City
<i>Subtotal</i>	\$229.93	

*Subtotal All Utilities: \$ 826.46***MISCELLANEOUS**

Paragon Display Group – Final payment for <i>Basement Exhibit graphics</i>	\$ 5,175.38	Reserve
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General Hardwood Company – Lumber for Marx porches	\$ 599.98	City – B&G
Heritage Newspapers – Color ad in Hometown section	\$ 239.25	Reserve
Municipal Services – Marx parking lot security light annual fee	\$ 136.08	City - Electric
Tuttle Supply – Restroom supplies	\$ 82.95	City – B&G
Anne Pilon – Commission minutes and photoshoot	\$ 175.00	Reserve
Hoods – Grass seed, etc.	\$ 17.38	City – B&G
Tuttle Supply – Trash can liners, paper towels, gallon of soap	\$ 123.20	City – B&G

Subtotal All Miscellaneous: \$ 6,549.22

CURRENT BUDGET BALANCES – AS OF THURSDAY, JUNE 19, 2014

SUPPLY LINE	BALANCE YEAR TO DATE	2013 BUDGET
Office Supplies	\$ 323.89	\$ 1,050.00
Postage	\$ 80.00	\$ 80.00
Building Maintenance & Supplies	\$ 1705.27	\$ 8,279.00
Printing	\$ 0.47	\$ 800.00
Electric	\$ 3,459.73	\$ 6,700.00
Water	\$ 704.93	\$ 1,675.00
Heat	\$ 1,639.84	\$ 10,200.00
Education	\$ 104.00	\$ 240.00
Automobile	\$ -139.26	\$ 160.00
Reserve	\$ 75,058.56	n/a

01- 42
July 14, 2014

A regular session of the Municipal Service Commission of the City of Wyandotte, Michigan, was held at the office of the Commission on Monday, July 14, 2014 at 5:00 P.M.

ROLL CALL: Present: Commissioner -Michael Sadowski
Leslie G. Lupo
Gerald P. Cole
Robert K. Alderman
Bryan Hughes

General Manager
& Secretary -Rod Lesko

Also Present -Charlene Hudson
 Steve Timcoe
 Paul LaManes
 Valerie Hall
 Cable TV Volunteer

APPROVAL OF MINUTES

MOTION by Commissioner Cole and seconded by Commissioner Lupo to approve the June 25, 2014 regular session meeting minutes of the Municipal Service Commission.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, and Sadowski

NAYS: None

HEARING OF PUBLIC CONCERNS

None

RESOLUTION 07-2014-01

Steve Timcoe, giving overview on BBC Worldwide America affiliation programming royalty agreement as recommended by WMS Management.

MOTION BY Commissioner Lupo and seconded by Commissioner Cole to authorize the General Manager to execute the BBC Worldwide America programming royalty affiliation agreement through December 31, 2018, as recommended by WMS Management at the following per subscriber rates:

- \$.304 - 2014
- \$.316 - 2015
- \$.329 - 2016
- \$.342 - 2017
- \$.356 - 2018

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

RESOLUTION 07-2014-02

Steve Timcoe, giving overview on the Affiliate Distribution & Mktg., Inc. ("ADM" - formerly QVC) programming distribution agreement.

MOTION by Commissioner Lupo and seconded by Commissioner Cole to authorize the General Manager to execute the Distribution Agreement for Retail Service by and between Affiliate Distribution & Mktg., Inc. ("ADM" - formerly QVC) and WMS as recommended by WMS Management. The agreement is at \$0 cost to WMS and results in incentives paid to WMS for sales generated within the Wyandotte Zip Code.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

RESOLUTION 07-2014-03

Steve Timcoe, Superintendent of CATV, giving overview on the programming royalty affiliation agreement for Starz Entertainment Services as recommended by WMS Management.

MOTION by Commissioner Lupo and seconded by Commissioner Hughes to authorize the General Manager to execute the programming royalty affiliation agreement for Starz Entertainment Services through December 31, 2020, as recommended by WMS Management at the following on demand subscriber rates:

<u>TERM</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Starz/Encore linear programming	\$7.887	\$7.907	\$7.926	\$7.946	\$7.9660	\$7.9857	\$8.0054
Starz/Encore VOD	\$0.90	\$0.902	\$0.904	\$0.906	\$0.9089	\$0.9112	\$0.9134
Starz/Encore with VOD	\$8.787	\$8.809	\$8.831	\$8.853	\$8.8749	\$8.8969	\$8.9188

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

RESOLUTION 07-2014-04

MOTION by Commissioner Lupo and seconded by Commissioner Hughes to authorize the General Manager to sign the 'Extension of Loan Loss Reserve Agreement' agreement with Monroe Bank & Trust extending the loan program through December 31, 2014 so as to continue the Commercial Loan Program, as recommended by WMS Management and raising the entire loan portfolio amount to \$735,000.00. Monies to cover this extension are covered by the WIRES I grant. All terms and conditions under the loan agreement remain the same as in the original agreement dated July 5, 2011,

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

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July 14, 2014

REPORTS/COMMUNICATIONS: None

APPROVAL OF VOUCHERS

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

#5242 \$ 844,044.76

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

LATE ITEMS

None

CLOSED SESSION

MOTION by Commissioner Cole and seconded by Commissioner Lupo to recess into Closed Session for the purpose of discussing pending litigation. 5:12 p.m.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman. Cole, Hughes, Lupo, Sadowski

NAYS: None

WMS Commission Meeting Resumed 6:06 p.m.

MOTION by Commissioner Sadowski that the Wyandotte Municipal Service Commission Meeting be brought back into session.

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

MOTION by Commissioner Lupo and seconded by Commissioner Cole to concur with the recommendation of the General Manager regarding pending litigation as discussed in closed session.

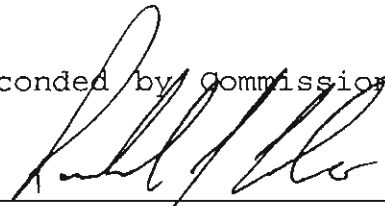
01 ~ 46
July 14 2014

Commissioner Sadowski asked that the roll be called.

YEAS: Commissioner Alderman, Cole, Hughes, Lupo, Sadowski

NAYS: None

MOTION by Commissioner Lupo and seconded by Commissioner Sadowski
to adjourn. 6:08 p.m.



Rod Lesko / Secretary

CITY OF WYANDOTTE
BEAUTIFICATION COMMISSION MEETING MINUTES, APPROVED
JUNE 11, 2014

Members Present: John Darin, Chairman, Michael Bozymowski, Andrea Fuller, Noel Galeski, Linda Orta, Alice Ugljesa

Members Excused: Lisa Lesage, Stephanie Pizzo, Bill Summerell, Karen Tavernier

Guests: None

1. Call to Order: The meeting was called to order by John at 6:02 pm.
2. Reading and Approval of Previous Minutes:
 - a. May 14, 2014 Regular Meeting: Noel noted that the Adopt-A-Spot agenda item was to be deferred until August, with the minutes stating June. The minutes were revised accordingly. Motion was made by Alice, seconded by Andrea, to approve the draft minutes of the May 14, 2014 regular meeting of the Beautification Commission as revised. The revised minutes were approved unanimously.
3. Approval of Agenda: Motion was made by Noel, seconded by Andrea to approve this meeting's agenda as submitted. The agenda was approved unanimously.
4. Chairperson's Report:
 - a. Documents: John distributed an updated Attendance Log for review.
 - b. Upcoming BCSEM Quarterly Meeting: The commissioners were reminded of the upcoming quarterly meeting of the BCSEM. It will be held Thursday, June 19, 2014 at the Auburn Hills Community Center. All commissioners are encouraged to attend, if available.
 - c. Review of BCSEM Meeting Caterer Proposals: John distributed clarified proposed menus and pricing for the BCSEM luncheon from three Wyandotte-based caterers: Silver Shore Catering, Campbell-York Catering, and Portofino Catering. It was again noted that there were no provisions for linens in any of the proposals. After much discussion, there was a motion by Alice, seconded by Linda, to approve the Campbell-York catering proposal. The commissioners were requested to vote by roll call, with results as follows:

Michael Bozymowski – No
John Darin – Yes
Andrea Fuller – Yes
Noel Galeski – Yes
Linda Orta – Yes
Alice Ugljesa – Yes

The motion carried.
Follow-Ups: John will contact Campbell-York Catering and inform them of the Commission's favorable vote on their catering proposal for the September 17, 2014 BCSEM meeting hosted in Wyandotte. Alice confirmed that she will be able to obtain sufficient quantity of linens for "round tables of eight" from local source at no cost to the Commission.
5. Treasurer's Report:
 - a. FY 2013-2014 Expense Report: Mike distributed the Treasurer's report. Discussion occurred regarding Dig-In expenses and Vietnam Veterans Memorial landscaping expenses. Account balance remaining is \$4,700.14. Total expenses for each project are still in the process of being clarified and accounted for. Additional invoices from Linda Orta (Dig-In reimbursement) and Four Star Greenhouse (Dig-In) were presented and reviewed for payment. John will email Mike copies of recent invoices sent for payment to Natalie Rankine (DDA) and Dave Polcynski (VVM), in case Mike was not previously copied.
 - b. FY 2014-2015 Budget Request: John distributed the completed FY 2014-2015 Budget Request, as requested by Natalie Rankine, DDA Director. The commissioners reviewed the submitted document and agreed with the budget submission by consensus.
6. Public and Media Communications: Andrea reported that she has been posting some vintage downtown store signage, revealed from the demolition at the former LTB's location. There was follow-up on the inquiry regarding planting a tree in memoriam that was discussed at the May meeting. John contacted the party, and relayed the information that Mike had offered, namely that

there are programs within the Recreation Department that would engage such requests. The person was very thankful for the follow-up. There were no other communication items of significance to report.

7. Community Garden Update: **Garden Work Day – Saturday, June 21, 2014**

Karen's report was deferred. It was noted that the grass cutting has been inconsistent, with the easement not being cut regularly. John emailed the Mayor's office for assistance. John requested that barricade fencing be installed at the community garden 1) along the west lot line on a regular basis, and 2) behind the garden at the alley during the Art Fair only. John also requested that a DPS trash can be installed on Oak Street on the sidewalk near the front of the community garden. These requests were being considered for approval and implementation.

8. Hanging Baskets and Planter Pots Update:

- a. Hanging Baskets: Alice reported that the spring hanging baskets have been delivered and installed by Eckert's Greenhouses. They look very beautiful. Regarding the broken hanger, Alice will contact a local welder to repair the bracket. Going forward, Alice recommended looking at purchasing hanging baskets from Four Stars Greenhouses at only \$35 each.
- b. Sprinklers: Alice will contact Natalie to confirm that the sprinklers at the fountain, HFW Rehab facility, and teardrop are on and are functioning properly.

9. Vietnam Veterans Memorial Landscape Planting Update:

- a. Boxwoods: The 13 back-ordered boxwood shrubs have been received and planted. The invoice has been sent for payment to Dave Polczynski.
- b. Landscaping Expense Spreadsheet: Mike is working on a spreadsheet tallying all related expenses to date, which will be presented at an upcoming meeting. Additional invoices were presented for his accounting and reconciliation.
- c. Service Ribbon Signage: Andrea presented a proposal to have a local vendor produce permanent discrete outdoor signage explaining the service ribbon planting. It will be on a post cemented into the ground. Cost was \$265. Noel made a motion to approve purchase from Committee landscaping budget funds, Mike seconded. The motion was approved unanimously.
- d. Sprinkler System: The sprinkler system at the memorial needs to be checked because the plants do not seem to be getting sufficient water. Andrea will follow-up with DPS on behalf of the Commission.
- e. Vietnam Veterans Memorial Landscaping Media Event: This event is being postponed by the Committee until further notice.

10. Old Business:

- a. Boxwood Shrubs at Nanna's: There was much discussion regarding the condition of the boxwood shrubs at Nanna's Kitchen. John made a motion, seconded by Andrea, to remove the boxwoods. Andrea will engage a group of youths for \$100 for this task, and will obtain a receipt for payment. The motion was approved.
- b. Perennial Planting: After much discussion, there was a motion by Noel, seconded by Andrea, to re-plant the area vacated by the boxwoods with perennials and grasses in an amount not to exceed \$350. The motion was approved.

11. New Business: There was no New Business.

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

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

14. Adjournment: The meeting was adjourned at 7:55 pm.

Respectfully Submitted,

John Darin
Chairman, Wyandotte Beautification Commission

WYANDOTTE RECREATION COMMISSION

A meeting of the Wyandotte Recreation Commission was called to order on Tuesday, July 15, 2014 at 7:35 pm in the Harold Popp Warming Room at the Benjamin F. Yack Center.

Members Present:

President Ken Prygoski
Vice President Margaret Loya
Commissioner Ed Ronco
Commissioner Lori Shields

Also Present:

Sup't of Recreation Justin N. Lanagan
Recreation Secretary Aimee E. Garbin

Persons in the Audience:

Mr. & Mrs. Chiperty

Members Excused: Secretary Wally Merritt

Vice President Loya stated during roll call that Secretary Merritt was excused and that Commissioner Shields would be arriving late.

PERSONS IN THE AUDIENCE:

Mr. & Mrs. Chiperty addressed Commission with their concern over recent renovations to PACC Park. The Chiperty's main complaint was about a pile of concrete at the park. Superintendent Lanagan assured Mr. and Mrs. Chiperty that the concrete would be removed by the end of the week.

CORRESPONDENCE:

Weight Room Revenue check from RHS.
Thank you email from the Hamilton Family.

INTERDEPARTMENTAL:

None

COUNCIL RESOLUTIONS:

None

REPORTS AND MINUTES:

Arena Report – June 2014
Account Breakdown – Pay Ending June 29, 2014
Senior Van Report – June 2014
Telecare Report – June 2014
Golf Report – June 2014
Senior Friendship Club Treasurer Report – May 2014
Swimming Lessons & Senior Swim Report – June 2014
Open Swimming Report – June 2014

SPECIAL ORDER

Superintendent Lanagan addressed the following with Commission:

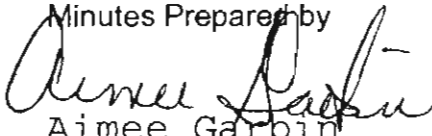
- Superintendent Lanagan made Commission aware that George Campbell is paid \$700/month from My Place Bar for use of a parking lot behind the bar. This is in addition to the \$150/week he charges Speedboat Bar & Grill for parking spaces. Superintendent

Lanagan suggested that once the current Boat Ramp contract expires, we should consider designating which areas of the parking lot the Boat Ramp Operator may charge for parking.

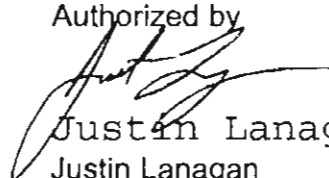
- Superintendent Lanagan made Commission aware that the Golf Course is now being charged \$25/month for cable services.
- Superintendent Lanagan informed Commission that Recreation will begin getting charged for utilities at the Bishop Park Concession Stand. Superintendent Lanagan stated that the electrical utility should be implemented in the Bishop Park Concession rental agreement.
- Superintendent Lanagan informed Commission of a request he received for a memorial tree to be put in VFW (Cherry) Park adjacent to one already standing. Superintended Lanagan recommended that all memorials should only be placed at BASF park. Commissioner Shields motioned, Vice President Loya seconded.

There being no further business to discuss, a motion was made by Vice President Loya and supported by Commissioner Shiels to adjourn the meeting at 8:26pm.

Minutes Prepared by


Aimee Garbin
Aimee Garbin
Recreation Secretary

Authorized by


Justin Lanagan
Justin Lanagan
Superintendent of Recreation



Maria Schmidt
Maria Schmidt
Recreation Clerk

Wyandotte Recreation Commission Meetings – 2nd Tuesday @ 7:30 pm @ Yack Arena

August 12, 2014
September 9, 2014
October 14, 2014
November 11, 2014
December 9, 2014

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, July 17, 2014, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier

COMMISSIONERS EXCUSED: Krimmel

ALSO PRESENT: Ben Tallerico, City Planner
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Lupo to approve the minutes of the Meeting of June 19, 2014. MOTION PASSED.

OLD BUSINESS:

1. PUBLIC HEARING #306 – Request from City of Wyandotte (Owner) and Jonathan R. Crane, P.C. (Appellant) for a Building Permit for a communication antenna at 266 Maple, City of Wyandotte, County of Wayne, State of Michigan where the proposed conflicts with Section 2202.II.1 of the City of Wyandotte Zoning Ordinance.

This item was removed from the Planning Commission agenda at the request of the City Engineer.

NEW BUSINESS:

1. PUBLIC HEARING #032414 – Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7th Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte). Lot Size 350' x 520'. It is proposed that said property be rezoned from Single Family Residential District (RA) to Plan Development District (PD).

1st MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to recommend to the City Council that the request from the City Engineer to rezone the property at 640 Plum (former McKinley School), Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7th Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte, from Single Family Residential District (RA) to Plan Development District (PD) be **DENIED** for rezoning.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier

NO: None ABSENT: Krimmel MOTION PASSED

2nd MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to recommend to the City Council that the Council meets with the McKinley Neighborhood to brain storm with neighbors for proposed projects for the site.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier
NO: None ABSENT: Krimmel MOTION PASSED

OTHER BUSINESS:

Request from Rick DeSana, Owner of Captains Pub, 126 Oak Street, Wyandotte, requesting a change to the approved plan for their Outdoor Café on Oak Street by eliminating the gate to the café.

No one was present at the meeting, therefore no action was taken by the Commission.

BILLS AND ACCOUNT:

Motion by Commissioner Benson, supported by Commissioner Lupo, to pay the Planning Consultant fee for July 2014 to Beckett & Raeder, \$700.00 and hours for Secretarial Services: 06/01/14 to 06/30/14.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier
NO: None ABSENT: Krimmel MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to adjourn the meeting at 8:15 p.m.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier
NO: None ABSENT: Krimmel MOTION PASSED

PUBLIC HEARING – 032414 Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7th Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte).

Vice-Chairperson Pasko opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing

January Wagner, 555 Cherry, Wyandotte, present

Mrs. Wagner stated she was opposed to the rezoning. The City has spent a lot of money to clear up this area and rezoning this property would be a step backwards. Mrs. Wagner asked who was informed of this meeting.

Ben Tallerico, the City Planner, indicated that the Planning Law only requires that property owners within 300 feet of the property be notified and a notice is placed in the local paper.

Mrs. Roberts, Secretary to the Commission, indicated that someone took the notice that was sent out and changed it and placed it in the mailboxes of the residents in the neighborhood. Mrs. Roberts further indicated that the Post Master General, in Wyandotte, contacted her to inform her that this was illegal. Mrs. Roberts explained to the Post Master that the City did not place the notice in the boxes.

Mr. Welch, 551 Cherry, Wyandotte, present

Mr. Welch indicated that he has lived in this area for 60 years and has seen improvement in the neighborhood. Mr. Welch further stated that rezoning the property would be going backwards. Mr. Welch stated that the additional units would mean more traffic in the neighborhood which he does not want to see. Mr. Welch is 100% opposed to the rezoning.

Vice- Chairperson Pasko asked Mr. Tallerico to read the preamble to the PD Zoning.

Mr. Tallerico read the preamble of the PD District. Mr. Tallerico further stated that the rezoning would allow for single family dwellings. Mr. Tallerico further stated that this Commission is only making a recommendation to the City Council and the Council would be approving or denying the rezoning of the property.

Patrick Hacsclbach, 446 Cherry, Wyandotte, present

Mr. Hacsclbach stated that he is opposed to the rezoning he sees no benefit to the neighborhood. Mr. Hacsclbach stated that he has lived in his home for 20 years and wants to see homes be constructed on this site.

Vice-Chairperson Pasko indicted that the Commission is not looking at the project, at this time, only the rezoning.

John Darin, 851 Orchard, Wyandotte, present

Mr. Darin indicated that he was the spoke person for the McKinley Neighborhood United and at this time the group is unable to agree or disagree with the rezoning. Mr. Darin indicated that the group would need additional information.

Mr. Darin stated that he feels that there are options for the property. It could be utilized as another school or a satellite branch of a college. Mr. Darin indicated that the City needs to think out of the box and find a use for this property. Mr. Darin stated that the playground/park needs to stay.

Mr. Darin stated that he was part of the festival of homes years ago and the City should consider another project like that at this location. Mr. Darin feels that there has been an upswing in single family development.

Tom Carson, 564 Plum, Wyandotte, present

Mr. Carson indicated that he feels that the entire neighborhood should have been notified and not just the people within the 300 feet of the property. Mr. Carson asked what a PD District is and what can go in if the property is rezoned.

Mr. Tallerico read what was allowed in the PD District.

Mr. Patrick, 523 Cherry, Wyandotte, present.

Mr. Patrick indicated that he has lived in this area for 30 years. The McKinley Neighbors United along with Jim DeSana has revived this area. There were a lot of rental units that were removed and new single family homes built. The area was rezoned to single family so multiple units could not go back in.

Mr. Patrick indicated that the City should not have traded properties with the School Board and now the City is in a jam and has to do something with this property. Mr. Patrick further stated that in his opinion the City should not be in the land acquisition business.

Mr. Patrick stated that he feels the school should be removed and the park should stay, then you could probably get about 21 new homes on the site which is what belongs on the site.

Mr. Patrick stated that there is no benefit to the residents only the City if this property is rezoned.

Mr. Patrick indicted that he is 100% against the rezoning of this property.

Al Sliwinski, 728 Cherry, Wyandotte, present.

Mr. Sliwinski indicated that he lives within the 300 feet of the property and he is against the rezoning of this property. Mr. Sliwinski indicated that if there is no specific project, then why rezone the property. Mr. Sliwinski indicated that he is against the rezoning.

Christopher and Kathleen Gibson, 567 Cherry, Wyandotte, present.

Mrs. Gibson indicated that he lives adjacent to the school and he feels that the school should be repurposed like has been done in other communities. Mrs. Gibson further indicated that the park is used quite a bit and he would hate to see that removed. Mrs. Gibson indicated that he does not want to see an apartment building constructed on this site. Mrs. Gibson indicated that she is opposed to the rezoning.

Mrs. Gibson indicated that she moved here because of the park and the school and the quaint neighborhood and since the school closed the property has not been maintained. Mrs. Gibson realizes that this property might not be on the top of the City's list for maintenance, but the park is utilized a lot and it should be maintained.

Mrs. Gibson further stated that she does not see a market for apartments, if that is what the project will be.

Mr. Tallerico indicated that the City did bid the property out and received two (2) proposals for the property. The City is working with one of the proposal makers and it was recommended that the property be rezoned.

Mrs. Gibson asked if there were any grants available to re-develop this property.

Mr. Tallerico stated that she should contact the City's Administration Department.

Commissioner Benson asked for a show of hands in the audience of how many people are against the rezoning.

The entire audience raised their hands about 35 to 40 people.

Branson Crupi, 334 Cherry, Wyandotte, present.

Mr. Crupi asked the Commissioners if they looked around the City, there are a lot of for rent signs and there is not a demand for apartments. Mr. Crupi stated that he is not against apartments, but not in this neighborhood. Mr. Crupi stated that the traffic will increase and that is not good for the neighborhood.

Denise Dicks, 446 Plum, Wyandotte, present.

Ms. Dicks stated that she is opposed to anything on this lot except single family homes. Ms. Dicks stated that the City has put a lot of funds into this property when they closed Cherry Street and built the park, putting anything but single family homes would be a mistake.

Mr. Wagner, 555 Cherry, Wyandotte, present.

Mr. Wagner stated that he moved here from Royal Oak and he is sure there is a developer because there is a rendering on the 2nd floor. Mr. Wagner continued that he feels that more than 300 feet adjacent to the property should have been notified. Mr. Wagner asked the Commissioners how many of the members lived in the area. Mr. Wagner stated that the Commission should take into consideration the views of the neighborhood.

Bonnie Schnieder, 453 Plum, Wyandotte, present.

Ms. Schnieder stated that she is opposed to this rezoning. It was zoned single family and should stay that way. Ms. Schnieder continued that she is not ok with the other neighbors not getting notified. Ms. Schnieder continued that the park is used a lot and should not be removed.

Vice-Chairperson Pasko stated that the notices were sent out as determined by the law.

Brad Lewis, 764 Plum, Wyandotte, present.

Mr. Lewis stated that he is opposed to this rezoning. Mr. Lewis stated that he would like to see the park stay because that is the only park in the area for the kids and there are lots of kids that use this park.

Planning Commission
Meeting July 17, 2014

Mr. Lewis stated apartments are not wanted or needed in this area, single family homes should be the only thing considered.

John Darin, 851 Orchard, Wyandotte, present.

Mr. Darin asked how much of the property is proposed to be rezoned.

Mr. Tallerico reviewed the map of the area with the audience.

Mr. Darin stated that if all the property is going to be rezoned to PD the McKinley Neighborhood's United rejects the rezoning.

David and Nancy Lowery, 705 Orchard, Wyandotte, present.

Ms. Lowery stated that she is opposed to this rezoning.

Chris Harper, 434 Plum, Wyandotte, present.

Ms. Harper stated that she owns a historical home that was built in 1886 and she indicated that the City won't even let them remove a tree to construct a driveway and the City feels that an 86 unit apartment building is a good idea for this site. Ms. Harper stated that Wyandotte has always been unique and the school should be restored.

Joe Migliaccio, 546 Plum, Wyandotte, present

Mr. Migliaccio asked the Commission if they are hearing what the residents here are saying everyone is against this rezoning.

Linda Hogge, 446 Cherry, Wyandotte, present.

Mrs. Hogge stated that she is opposed to the rezoning.

Douglas Golema, 554 Plum, Wyandotte present.

Mr. Golema stated that the McKinley Area is a small area and should not have apartments built on this site. Mr. Golema stated that developing apartments will add additional traffic that will not help the City or the area. Mr. Golema continued that Wyandotte has an ordinance that makes landlords maintain their properties and this is a step backwards. Mr. Golema continued that the single family home is what saved this area. Mr. Golema stated that he is opposed to this rezoning. Mr. Golema stated to the Commission to put their head and heart into what the neighborhood is saying here tonight when making their decision.

One (1) communication was received opposing this rezoning.

Rec. 7/17/14

641 Plum
Wyandotte, MI 48192
Phone (734) 286-2040
Gs3835@yahoo.com

July 16, 2014


Planning Commission
3200 Biddle Avenue
Suite 200
Wyandotte, MI 48192

Dear Kelly Roberts

This letter is in response to the letter sent by the planning commission dated for July 2, 2014, that was in regards to the rezoning of 640 Plum Wyandotte, MI 48192 formally known as McKinley School. We would have to disagree with the rezoning of this property, for the purpose of an 86 unit apartment building.

Sincerely,


Sharrie Root


Greg Root