

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, AUGUST 25th, 2014 7:00 PM
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON
CHAIRPERSON OF THE EVENING: THE HONORABLE LEONARD T. SABUDA

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

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Captain Brian Reed, Salvation Army requesting the use of the exchange park for their Rally on September 21, 2014.

PERSONS IN THE AUDIENCE:

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

2. Communication from Mayor Peterson regarding a proposed change in the ordinance to allow the walking of bikes in Bishop Park.

3. Communication from the City Assessor submitting the Assessing Contract with Fuoco Assessing Inc.

4. Communication from the City Engineer regarding the location of the 2014 Jaycee Haunted House.

CITIZENS PARTICIPATION:

HEARINGS:

SHOW CAUSE HEARING
TO SHOW CAUSE WHY THE DWELLING AT
2997 FORT STREET
WYANDOTTE SHOULD NOT BE
DEMOLISHED REMOVED OR OTHERWISE MADE SAFE

SHOW CAUSE HEARING
TO SHOW CAUSE WHY THE DWELLING AT
446 PINE STREET
WYANDOTTE SHOULD NOT BE
DEMOLISHED REMOVED OR OTHERWISE MADE SAFE

REPORTS AND MINUTES:

Recreation Commission Meeting	August 12, 2014
Zoning Board of Appeals & Adjustments	August 6, 2014
Building Code Board of Appeals	August 11, 2014



DOING
THE MOST
GOOD™

1

August 15, 2014

MAYOR + City Council members
Go.

Mr. Dan Galeski

1717 Superior

Wyandotte, MI 48192

André Cox
GENERAL

Paul R. Seiler
TERRITORIAL COMMANDER

Dennis L. R. Strissel
DIVISIONAL COMMANDER

Brian and Heidi Reed
CORPS OFFICERS

WYANDOTTE CORPS
1258 Biddle Ave.
Wyandotte, MI 48192
Phone: (734) 282-0930
Fax: (734) 282-8928
www.salmich.org

Dear Mr. Galeski;

We would like to get permission from the Wyandotte City Council to use the exchange park for our Rally day on September 21, 2014. We are using our hold harmless agreement from last year and is currently at our legal department. The day of the event, we are going to have food, games and inflatables.

In HIS Service and for others!

Sincerely,

Captain Brian Reed

*And whatever you do, whether in word or deed, do it all in the name of the Lord Jesus, giving thanks to God the Father through him.
Colossians 2:17*

In accordance with the Revenue Reconciliation Act of 1993, no goods or services were exchanged for the above contribution.

/jrq

THE SALVATION ARMY
Founded in 1865 by
William and Catherine Booth

"There is no reward equal to that
of **DOING THE MOST GOOD** to the
most people in the most need."

-Evangeline Booth

OFFICIALS

Thomas Woodruff
CITY ASSESSOR

William R. Griggs
CITY CLERK

Todd M. Browning
TREASURER



**JOSEPH R. PETERSON
MAYOR**



COUNCIL

Sherrill M. Sutherby-Fricke
Daniel E. Galeski
Tadeusz Miciura Jr.
Leonard T. Sabuda
Donald Schultz Jr.
Lawrence S. Stee

August 21, 2014

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

Gentlemen and Madam:

I have received numerous phone calls to my office from residents and visitors of the City inquiring if they can walk their bicycles in Bishop Park. The current ordinance (26-5) prohibits riding, carrying, walking and possession of bicycles in Bishop Park. Because bicycles are costly to replace due to theft, many people are not comfortable leaving their bicycles unattended in order to walk along the park.

Pursuant to the City's Strategic Plan, one of our goals and objectives is our commitment to enhancing the community's quality of life. Therefore, I am recommending that this letter be referred to the City Attorney asking him to prepare an ordinance amendment to allow the walking of bicycles in Bishop Park.

Thanking you in advance for your support.

Sincerely,

Joseph R. Peterson
Mayor

OFFICIALS

Thomas Woodruff
CITY ASSESSOR

William R. Griggs
CITY CLERK

Todd M. Browning
TREASURER



MAYOR
Joseph R. Peterson

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

Thomas Woodruff
City Assessor

August 21, 2014

Honorable: Mayor Peterson
and City Council

Ref: Assessing Contract with Fuoco Assessing

As requested by Councilman Miciura and Mayor Peterson at the last Budget meeting I submit the following.

1. Copy of existing agreement with Anthony Fuoco Assessing Inc. signed July 23, 2013.
2. Copy of the Minutes from the July 8, 2014 meeting of the Downriver Consolidated Assessing (DCA). Showing the approval of the contract extension of eighteen months, scheduled to expire March of 2016.

Respectfully submitted,

Thomas R. Woodruff
City Assessor

**AGREEMENT
BETWEEN
DOWNRIVER CONSOLIDATED ASSESSING
AUTHORITY
AND
ANTHONY FUOCO ASSESSING INC.**

THIS JOINT SERVICES AGREEMENT "Agreement" is entered into by and between The Downriver Consolidated Assessing Authority "Authority" Located in Wayne County Michigan, and Anthony Fuoco Assessing "Assessor" a Michigan Corporation for the purpose of engaging in combined Assessing Services.

WITNESSETH:

WHEREAS, The parties are desirous of forming a partnership under the laws of the State of Michigan by execution of this Agreement for the purposes set forth herein and are desirous of fixing and defining between themselves their respective responsibilities, interests, and liabilities in connection with the performance of the before mentioned project; and

WHEREAS, State Statute, and the respective City Charters authorize City Governments to engage in partnerships for the intended purposes of cost reduction and service interest increases; and

WHEREAS, The Cities through their legislative action and power intend to engage in a combined assessing partnership in order to decrease the cost of operating independently and provide residents increased access to individual services; and

WHEREAS, The State of Michigan has set forth required benchmarks of increased collaboration and concentration of services to ensure that the highest return on value is realized by the residents of this State.

NOW, THEREFORE, in consideration of mutual agreements described hereinafter and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I: General Provisions

(a) The purpose of this Agreement is to set forth the terms and conditions for the Member Cities of the Authority to enter into a combined services agreement with the Assessor for the purpose of obtaining comprehensive assessing services.

(b) The term of the Agreement shall commence upon August 1, 2013 and shall remain in full force and effect for a period of one (1) year, unless otherwise terminated in accordance with this Agreement.

ARTICLE II – Purpose and Scope of the Agreement

(a) General Purpose: The Assessor shall be responsible for providing the Authority any and all necessary services for the purpose of assigning value to the personal and real property located within the respective corporate boundaries. The Assessor will provide the Authority all necessary means of maintaining and preparing the annual tax roll. The Assessor will be prepared for and be responsible for defending and managing any and all tax appeals through the course of this Agreement.

(b) Assessor's Obligations: The Assessor shall be responsible for establishing the work hours with the concurrence of the DCA Board as set forth in this Agreement. The Assessor shall work to maintain all of the files and storage systems of both Cities, ensuring an adequately maintained system in compliance with all state requirements. Further the Assessor shall prepare the Assessment and Tax Roll, including and all special assessment, TIFA, IFT, NEZ and any other required rolls for each community. This includes processing from the creation of the roll to the final archived roll, ensuring that all proper steps are taken and all balancing requirements are preformed. Assessing of all commercial and industrial properties, including field work for properties where permits were issued, MTT appeals and requested inspections per complaints or concerns about field sheet data. The Assessor shall handle all commercial and industrial MTT appeals for small claims and entire tribunal appeals, including preparation of evidence/appraisals and follow through to MTT hearing or settlement. Will assist with residential field work and MTT appeals as well as personal property issues. Shall prepare lot splits and combinations as required, support assist regarding any required assessing reports, meeting with government officials, board of review, and any other meetings as needed. Perform and or assist in all other work as needed.

ARTICLE III - Term

(a) The term of the Agreement shall commence as of the date hereof and shall be terminated and dissolved upon the earliest to occur of: (i) the unanimous agreement of the Parties; (ii) the completion of one year of service; or (iii) in accordance with Article VIII of the Agreement.

(b) The Agreement may be extended for an additional three (3) years by mutual agreement of the Parties. Any such extension must be voted upon by the Authority Board and memorialized in a subsequent writing.

ARTICLE IV –Payment of Expenses

(a) The Downriver Consolidated Assessing Board shall submit payment to the contractor on a monthly basis totaling \$160,000 per year.

ARTICLE V – Additional Cities

(a) The Parties agree that additional Cities may be included in this Agreement, but this shall only occur upon the agreement and concurrence of the Assessor.

(b) If the Parties do agree to include an additional City(s) into the Agreement, their shall be no adjustment of the agreed upon fee unless acknowledged in writing by all Parties to this Agreement.

ARTICLE VI – Board Authority

(a) The management of the Agreement shall be conducted pursuant to policy established by the DCA Board.

(b) The Policy Committee shall determine the policy for the management of the shared services agreement by majority vote and, as used in this Agreement, a "majority vote" is defined to be any figure greater than one-half of the authorized votes.

(c) The Board shall have the following powers:

(1) To determine the time and place of holding its meetings and the procedures for conducting Committee Affairs.

(2) To determine and act upon the various matters, expressly or impliedly contained in other section of this Agreement, which require decision by the Board.

(3) To make all management decisions required for the effective adjudication of the Agreement however, the Assessor shall be exclusively in charge of the management of all persons and or individuals under his control.

(4) To determine and act upon any other matters of joint interest to, or requiring prompt action by the Agreement.

(d) The Board shall generally perform its duties at a meeting at which all designated representatives of the Parties are present, but where circumstances warrant, telephone communication between all party representatives or their alternatives is authorized.

ARTICLE VII – Accounting and Auditing

(a) it shall be the obligation of each individual party to this agreement to provide their own financial reporting and accounting.

(b) Periodic audits may be made upon said books at such time as authorized by the Board by persons designated by the same and copies of said audit shall be furnished to all Authority members .

ARTICLE VIII – Dissolution

(a) This Agreement shall be dissolved upon any of the following occurrences

- (1) Mutual agreement of the parties.
- (2) Failure of a Party to this agreement to meet either its conditional or financial obligations contained within this Agreement.
- (3) The occurrence of any of the Parties becoming insolvent or being ordered under the control of an Emergency Financial Manager.

ARTICLE IX– Other Provisions

- (a) This agreement constitutes the entire agreement of the parties and may not be altered, unless the same is agreed upon in writing signed and acknowledged by the parties.
- (b) This agreement is binding upon the heirs, court appointed representatives, assigns, and successors of the parties.
- (c) This agreement shall be governed by the laws of the state of Michigan.

ARTICLE X – Indemnification

The Parties to this Agreement shall have no liability to the other for any loss suffered which arises out of any action or inaction if, in good faith, it is determined that such course of conduct was in the best interests of the Agreement and such course of conduct did not constitute negligence or misconduct. The Parties to this Agreement shall each be indemnified by the other against losses, judgments, liabilities, expenses and amounts paid in settlement of any claims sustained by it in connection with the Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their respective names by themselves or by their duly authorized corporate agents as of the day and year indicated by their signatures below. This Agreement shall become effective upon the signature of all three Parties.

Downriver Consolidated Assessing Authority

By: Douglas W. Dryden Date: July 23, 2013

By: Thomas R. Woodhull Date: 7/23/2013

Anthony Buoco Assessing, Inc.

By: Anthony Buoco Date: 7-15-13

Downriver Consolidated Assessing
Minutes July 8, 2014

July 8, 2014
3200 Biddle Ave.
Wyandotte, MI
Conference Room

A meeting of the Downriver Consolidated Assessing Authority was held on July 8, 2014 at, 3200 Biddle Ave. Wyandotte, MI Conference Room and called to order by Douglas Drysdale at 10:15 A.M.

Present- Board Members: Thomas Woodruff, Douglas Drysdale, and Brandon Fournier

Also Present- Esther Graves, Tony Fuoco, and David Fuller,

Approval of Agenda:

Motion by Fournier Supported by Woodruff to approve the meeting agenda as presented.
Motion carried unanimously.

New Business:

2014-2015 Budget: Motion by Fournier Supported by Woodruff to delay the budget for the upcoming fiscal year. It was agreed that a meeting would be scheduled at a later date. Motion carried unanimously.

Technology Update: IT Director Fuller offered a detailed and comprehensive update of the current DCA technology projects.

Anthony Fuoco Assessing Contract Review: The current contractual service provider's agreement is scheduled to expire in September. There was a discussion concerning the upcoming Proposal 1 impact as well as the continued process improvement of the organization. A motion was offered by Fournier that the board adopts an extension of the current agreement for eighteen months scheduled to expire in March of 2015. Motion carried unanimously.

Motion by Fournier, seconded by Drysdale to adjourn the meeting at 10:52 am.

BE

Brandon Fournier
Recording Secretary
8/6/2014

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 25, 2014

AGENDA ITEM #

4

ITEM: 2014 Jaycee Haunted House

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 8-20-14

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City has purchased the old bar at 4560 Biddle Avenue for non-payment of the taxes. The Engineering Department has cleared title to the property. It is the recommendation of the City Engineer to demolish this property, but before this happens, I recommend that Council approve the Wyandotte Jaycees to utilize this property as their 2014 Haunted House.

If approved, the Wyandotte Jaycees would have to comply with Section 411, Special Amusement Buildings, of the Michigan Building Code. This Section requires, among other items, an automatic sprinkler system, fire alarm system and emergency lighting. The Fire Department, Building, Electrical and Plumbing Inspectors should be consulted on these items.

Also, it is recommended that the Wyandotte Jaycees and the City of Wyandotte execute the attached Permit.

STRATEGIC PLAN/GOALS: . The City is committed to revitalize the downtown with new residential and commercial developments and to make our downtown a destination of choice for residents throughout Southeast Michigan.

ACTION REQUESTED: Execute the Permit to allow Wyandotte Jaycees to use the building at 4560 Biddle Avenue as their 2014 Haunted House.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Execute the Permit to allow Wyandotte Jaycees to use the building at 4560 Biddle Avenue as their 2014 Haunted House.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: *Salvatore*

LEGAL COUNSEL'S RECOMMENDATION: *W. Fook*

MAYOR'S RECOMMENDATION: *Joseph R. Peterson*

LIST OF ATTACHMENTS: Permit to allow Wyandotte Jaycees to use the building at 4650 Biddle Avenue, Wyandotte.

PERMIT TO ALLOW WYANDOTTE JAYCEES
TO USE THE BUILDINGS KNOWN AS 4560 BIDDLE AVENUE
WYANDOTTE, MICHIGAN

This permit issued the _____ day of _____, 2014, by and between the City of Wyandotte (hereinafter referred to as City) and the Wyandotte Jaycees (hereinafter referred to as Permittee),

WHEREAS, Permittee has requested the use of the property known as 4560 Biddle Avenue, in the City of Wyandotte between the period of August , 2014 and November 30, 2014 for the purpose of building and operating a "Haunted House" for their Halloween project, and

WHEREAS, the City of Wyandotte is the owner of said building,

NOW, THEREFORE, in the consideration of the aforesaid and of the mutual covenants and agreements herein contained, it is mutually agreed by and between the parties, that the City grants permission to Permittee to use the property known as 4560 Biddle Avenue, Wyandotte subject to the following:

1. Permittee shall provide a \$500.00 refundable cash bond to the City no later than September 1, 2014, which is to be used to insure proper restoration, repair and clean-up costs to the property should the property be damaged; and
2. Permittee agrees to indemnify and hold harmless the City and it's officers, agents and representatives for and from all claims, demands, suits, actions and judgments of every type and nature brought or recovered against the City for or on account of any personal injuries, including death, or damages to property received or sustained by any person or persons by reason of or arising out of or in connection with Permittee's use of the property during the above stated period; and
3. Permittee shall furnish the City with a Certificate of Insurance before entering the properties which names the City of Wyandotte as an additional insured party and which insurance shall provide the following coverage:
 - a) One Million (\$1,000,000.00) Dollars for injuries including death, to any one person and at least One Million (\$1,000,000.00) Dollars for any one accident involving two or more persons, arising in whole or in part by reason or in any way connected with or resulting from the use of the foregoing described property of the City;

PERMIT TO ALLOW WYANDOTTE JAYCEES
TO USE THE BUILDINGS KNOWN AS 4560 BIDDLE AVENUE
WYANDOTTE, MICHIGAN

- b) One Million (\$1,000,000.00) Dollars property damage insurance;
- c) Said Certificate shall provide that the aforesaid insurance is in force and at least ten (10) days written notice will be given to the City by the insurance company of any cancellation of any policy required by this Permit.
4. Permittee agrees to comply with all the requirements of Section 411, Special Amusement Buildings and has read and understands the requirements.
5. Permittee agrees not disturb any of the stainless steel kitchen equipment such as removing portions, painting them or anything else that would reduce their value.

IN WITNESS WHEREOF, the Parties hereto have executed this Permit the day and year first above written.

WYANDOTTE JAYCEES

BY: _____

ITS: _____

BY: _____

ITS: _____

CITY OF WYANDOTTE

BY: _____

Joseph R. Peterson

ITS: Mayor _____

BY: _____

William R. Griggs

ITS: Clerk _____

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: August 25, 2014

RESOLUTION by Councilperson _____

RESOLVED BY THE CITY COUNCIL that Council concurs with the City Engineering to allow the Wyandotte Jaycees to utilize the City Owned property at 4560 Biddle Avenue, Wyandotte as their 2014 Haunted House;
AND

BE IT RESOLVED that the Fire Department and Plumbing Inspector should be consulted in the design of the safety requirements to meet code; AND

BE IT FURTHER RESOLVED that Council authorizes the Mayor and Clerk to sign said Permit to allow the Wyandotte Jaycees to use the property at 4560 Biddle, Wyandotte provided all requirements of the Permit are met; AND

BE IT FURTHER RESOLVED that before opening said Haunted House the Fire Department, Building, Electrical and Plumbing Inspector shall inspect and approve said Haunted House for compliance with all City of Wyandotte Codes.

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	_____

2997 Fort Show
cause

Hearing (D)
Hearing 25th

PROPOSED RESOLUTION

aug 14
RESOLVED BY THE MAYOR AND CITY COUNCIL that a hearing was held on 21st day of ~~July, 2014~~, where all parties were given an opportunity to show cause, if any they had, why the structure at 2997 Fort Street, 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 City Engineer's Office and all other facts and considerations were brought to their attention at said hearing;

NOW THEREFORE BE IT RESOLVED that the City Council hereby directs that said property located at 2997 Fort Street, Wyandotte should be DEMOLISHED, and that the costs be assessed against the property in question as a lien, and 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.

446 Pine

SHOW CAUSE HEARING

PROPOSED RESOLUTION

25TH
18

RESOLVED BY THE MAYOR AND CITY COUNCIL that a hearing was held on August 11, 2013, where all parties were given an opportunity to show cause, if any they had, why the dwelling at 446 Pine, Wyandotte should not be demolished, removed or otherwise made safe; AND

BE IT FURTHER RESOLVED that the Council considered the communication dated September 12, 2012, and show cause hearings minutes dated January 30, 2013, November 6, 2013 and January 15, 2014, held with the Hearing Officer and the City Engineer's Office which are made part of this hearing and all other facts and considerations were brought to their attention at said hearing;

NOW THEREFORE BE IT RESOLVED that the City Council hereby directs that said dwelling located at 446 Pine, Wyandotte should be DEMOLISHED, and that the costs be assessed against the property in question as a lien; AND

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 (21) days of the date of this resolution if they so desire; AND

BE IT RESOLVED if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure and assess the cost of same against said property.

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

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

Reports
+
minutes



Wyandotte, Michigan August 18, 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

August 13, 2014

Honorable Joseph R. Peterson and Council,

Our Lady of the Seapular is once again asking to use the lot on the corner of 9th and Vinewood for Parking on Friday, August 22, Saturday, August 23 and Sunday, August 24, 2014.

As in the past, we will fence it off and clean the area after the festival.

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

Sincerely,
Rev. Mark A. Borkowski, Pastor

PERSONS IN THE AUDIENCE

Richard Miller, 1202 – 2nd, regarding budget, special events are handled by Heather Thiede, every event downtown.

Eula Grooms, 234 Vinewood, thanked Mayor Peterson for his input during the flood.

Richard Custer, 505 Pine, relative to military court.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

August 6, 2014

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

RE: Daly Merritt Insurance Agency Recognition

Gentlemen and Madam:

It is with great enthusiasm that I share the news that Wyandotte based Daly Merritt Insurance was recognized in the July 28, 2014 edition of Crain's Detroit Business as the 12th largest insurance agency in the State of Michigan. The Company's 2013 gross revenue of \$10.6 Million on annual sales of \$125 Million represented revenue growth of 36% for the prior year, ranking them first in the State in the "top line growth" category. According to the article, Daly Merritt's expansion was fueled by the acquisition of three Trenton based agencies in 2012: Buhl Insurance, Frost Insurance and Advisor's Financial Group.

Daly Merritt has a rich Wyandotte history. The Company was formed in 1971 as the result of the merger between the Daly Insurance Agency and the Harley Merritt Agency. The Harley Merritt Insurance Agency was formed in 1928 with an office on Biddle Avenue near Chestnut. The Daly Insurance Agency was formed by Thomas J. Daly in 1956 and located in his parents' living room on Biddle Avenue between Poplar and Walnut. Mr. Daly started his Wyandotte based business soliciting door to door sales from neighborhood homeowners as well as from those businesses located in Downtown Wyandotte at that time.

It should be noted that Daly Merritt has, for decades, reinvested its corporate profits in the City of Wyandotte and other neighboring communities. Not only does the Company employ well over 100 local residents in its various companies, it has provided substantial support for numerous charitable organizations in both the Downriver community and throughout the State for many years. The Company contributed over \$300,000 to local causes in 2013 alone including a \$200,000 donation to the Guidance Center's "Kids Talk Program" for young victims of child abuse. Currently the Company has four construction projects underway in the City and plans to begin the fifth this fall with the \$3.8 million redevelopment at the former Sears Building at the corner of Maple and Biddle. Of the 44 Wyandotte properties currently owned by the Company, 21 are located in or near the Downtown District of the City.

I am proud to have Daly Merritt as a Wyandotte hometown investor and developer. The owners have shown a long-term commitment to the success of the area and should be commended on their many successful achievements within the City of Wyandotte.

Sincerely,
Joseph R. Peterson Mayor

CITY OF WYANDOTTE
MEETING DATE: August 18, 2014 AGENDA ITEM #1B

ITEM: Appointment of City Prosecutor

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE: Kurt Kobiljak

BACKGROUND: Due to the resignation of City Prosecutor Neil J. Sawicki, I am requesting that the City appoint Kurt Kobiljak of Pentiuk, Couvreur & Kobiljak to perform prosecutorial services for the City of Wyandotte. The proposal received mirrors that of the current contract with Mr. Sawicki.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Adopt a resolution to retain the prosecutorial services of Kurt Kobiljak of Pentiuk, Couvreur & Kobiljak for an initial term of August 19, 2015 through December 31, 2015.

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

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Resignation Letter from Neil J. Sawicki & Proposal from Kurt Kobiljak.

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #2

ITEM: Response to the communication of Councilman Daniel E. Galeski regarding toters

PRESENTER: Mark A. Kowalewski, City Engineer, Todd A. Drysdale, City Administrator

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

BACKGROUND: The Solid Waste Fund is a Special Revenue Fund with the majority of the revenue provided via a dedicated millage for solid waste. Attached are projections of the Solid Waste Fund for Fiscal budget year 2015, 2016 and 2017, under two (2) assumptions; (1) to continue to the existing services and (2) compared to providing free 96 gallon toters to all residences. If services are continued as status quo, the Fund maintains a positive fund balance over the next three (3) years of \$554,800. Providing free 96 gallon toters to all residents is projected to result in a deficit of \$360,000 by the end of the 2017 fiscal year.

The primary reason for the differences include 1) reimbursement of \$110,000 for previously purchased toters, 2) capital outlay of \$360,000 for new toters for residents who have not already purchased a totor, 3) average annual loss of totor rental revenue of \$108,000 in the next three (3) years, and 4) average increase in rubbish collection costs of \$100,000 due to toters.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Recommendation is to not change current Solid Waste Program.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: jrp by TDrysdale

LIST OF ATTACHMENTS:

Council Resolution of July 29, 2014.

Analysis Solid Waste Fund 2015, 2016 and 2017 with rental of toters.

Analysis Solid Waste Fund 2015, 2016 and 2017 with free toters city wide.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #3

ITEM: Lease with Post 217 at 2817 Van Alstyne

PRESENTER: William R. Look, City Attorney

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: I was directed by the Mayor to prepare a lease between the City of Wyandotte and the Edward C. Headman Post No. 217, American Legion for 2817 Van Alstyne. It is my understanding the State of Michigan is requesting a copy of a lease for their current location. The attached lease is for a term of fifty (50) years. It requires the Tenant to pay for the boiler and HVAC as needed and limits the use of the property as an American Legion Post. It requires liability insurance in an amount requested by the City and requires the American Legion Post to pay all repairs of the property.

STRATEGIC PLAN/GOALS:

ACTION REQUESTED: Approve proposed lease.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

IMPLEMENTATION PLAN:

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Prepared lease WRL

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Lease

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #4

ITEM: Memorandum of Agreement – IAFF Local #356

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Attached is a Memorandum of Agreement (MOA) between the City and the IAFF Local #356 (Fire Union) relative to their promotional process. This MOA is necessary to clarify the process due to the change in rank structure that was included in the most recent collective bargaining agreement. The Civil Service Commission had contemplated making these changes and originally passed a resolution in December 2012, but changed the procedure in April of 2014 indicating that certain elements did not agree with state law and had to be addressed through the collective bargaining process.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life; to comply with and enforce all the requirements of our laws and regulations

ACTION REQUESTED: The undersigned recommends the City Council authorize the Memorandum of Agreement between the City and the IAFF Local #356 relative to the promotional process.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: None

IMPLEMENTATION PLAN: City Administrator and Fire Chief will sign MOA and incorporate its contents into the collective bargaining agreement.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: Reviewed and approved by City's Labor Attorney

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS:

1. Memorandum of Agreement
2. Minutes of Civil Service Commission – 4/9/14
3. Minutes of Civil Service Commission – 12/12/12
4. Minutes of Civil Service Commission – 11/13/12

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #5

ITEM: Special Event Office- 2014 Wyandotte Street Art Fair Financial Report

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: Herewith, please find a financial report on the 2014 Wyandotte Street Art Fair compiled by the Special Event Coordinator. This is a detailed breakdown of the financial information from this year's fair as well as over the past ten years. I submit this report for your collective review. Should you have any questions, please do not hesitate to contact me.

STRATEGIC PLAN/GOALS: In accordance with the strategic plan; quality of life.

ACTION REQUESTED: Adopt a resolution to receive and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Receive and place on file.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: 2014 WSAF Financial Report

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18th, 2014 AGENDA ITEM #5A

ITEM: DDA Strategic Plan

PRESENTER: Natalie Rankine, DDA Director

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: Over the course of the past few months, the Downtown Development Authority has been participating in strategic planning process with assistance from Beckett and Radar and has completed the Strategic Plan for Downtown Wyandotte.

STRATEGIC PLAN/GOALS: The Proposed DDA Strategic Plan will further reinforce the City's Strategic Plan and Wyandotte's commitment to revitalize the downtown by outlining plans for new developments and marketing and to make our downtown a destination of choice for residents throughout Southeast Michigan.

ACTION REQUESTED: Receive the information and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: DDA Strategic Plan, adopted July 8th, 2014

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #6

ITEM: Concur with Commission Approval to award bid for the Water Main project on Clinton Street from 66 to Alfred to Macomb Pipeline and Utility

PRESENTER: Bill Weirich - Superintendent of Water

INDIVIDUALS CONSULTED: Rod Lesko – GM, Paul LaManes – Assistant GM

BACKGROUND: The general plan and goal of the Water Department is to replace 1% of the 110 miles of water mains in service each year, the current 2014 project will be on Clinton Street from 6th to Alfred and will replace 1,450 feet of four inch (4) cast iron main with eight inch (8) water main, replace six (6) hydrants, replace all in-line valves, upgrade 40 residential water service lines to 1" and restore the area back to existing conditions. We chose this area after a review of our maintenance records showed numerous water main breaks and because our master plan priority is to replace all four inch water mains. Bids were posted on MITN (File #4642-2014 Water Main Project - City of Wyandotte ITB-4642), the Michigan bid system that provides a way for local government agencies in Michigan to more effectively notify vendors of RFP and bid opportunities, while using shared resources to increase efficiency and reduce costs. Bids were opened in the Commission Board room on July 11, 2014 with only one bid received and that bid was from Macomb Pipeline and Utility.

Bids were received from only one company with the following results: Macomb Pipeline and Utility Company \$378,250.00

STRATEGIC PLAN/GOALS: Tracking and improving infrastructure conditions in all neighborhoods.

ACTION REQUESTED: Concur with the approval of the Wyandotte Municipal Services Commission to award the bid to Macomb Pipeline and Utility Company of Sterling Heights, Michigan, the lowest qualified and sole bidder on the project, in an amount not to exceed \$378,250 as recommended by WMS Management.

BUDGET IMPLICATIONS: This project was approved in the 2014 Water Department capital budget for 2014 in the amount of \$350,000.00 and approved carryover for Water Main projects of \$ 100,000.00 from fiscal 2013.

IMPLEMENTATION PLAN: Award Macomb Pipeline and Utility Company the bid subsequent to concurrence from City Council.

MAYOR'S RECOMMENDATION: ok jrp

CITY ADMINISTRATOR'S RECOMMENDATION – TDrysdale

LEGAL COUNSEL'S RECOMMENDATION – N/A

LIST OF ATTACHMENTS:

Proposal and Specs for 2014 Water Main Project

Project diagrams (2)

Wyandotte Municipal Services Commission Resolution 08-2014-03 approving request

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #7

ITEM: Resolution to concur with the Municipal Services Commission approval to provide a salary step adjustment for the General Manager of Wyandotte Municipal Services

PRESENTER: Mike Sadowski, Commission President

INDIVIDUALS CONSULTED: Paul LaManes – Assistant General Manager

BACKGROUND: Rod Lesko was appointed to the permanent position of General Manager on July 8, 2013 and received a salary adjustment at that time. It was noted at that time by the Commission that his performance should be reviewed and salary adjusted if appropriate in January 2014 and then annually each subsequent January. This adjustment annualizes Mr. Lesko's review to the last adjustment and establishes the annual review period moving forward.

STRATEGIC PLAN/GOALS: None

ACTION REQUESTED: Concur with Municipal Service Commission Resolution # 08-201402 recommending and approving a \$5,000 annual salary adjustment retroactive to 7/8/2014 for the General Manager

BUDGET IMPLICATIONS: None, position was budgeted for a 2.5% adjustment effective January 2014. Implementation of this adjustment on the noted retroactive date would result in actual salary expenditure less than what was budgeted for FY14.

IMPLEMENTATION PLAN: Subsequent to City Council concurrence, complete Notice of Change in Pay Rate form and forward to Human Resources/Payroll for system adjustment.

MAYOR'S RECOMMENDATION – ok jrp

CITY ADMINISTRATOR'S RECOMMENDATION – TDrysdale

LEGAL COUNSEL'S RECOMMENDATION – N/A

LIST OF ATTACHMENTS:

Copy of Request for Commission Action and Resolution # 08-2013-01

Letter to Commission dated July 31, 2013

Municipal Services Commission Resolution # 08-2014-02 approving and recommending adjustment

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #8

ITEM: Slip-Lining of Sewer by LiquiForce

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: In accordance with the EPA Consent Decree for the Sewage Treatment Plant in Wyandotte the City's Operation & Maintenance (O & M) Work Plan was approved January 18, 2006. The O & M Work Plan requires the cleaning, televising and repair of all sewers in the City. There is a sewer line in an easement that needs sewer repair via slip-lining. Since June 8, 2010, the City has used LiquiForce to perform slip-lining of sanitary sewers. Their contract expired June 7, 2013. A review of bids via the Michigan Intergovernmental Trade Network (MITN) System indicates Livonia awarded Liquiforce a sewer lining contract on April 23, 2013. Attached is a summary of the bidding and unit costs. The MITN pricing was compared to our expired contract and the overall cost to slip-line a sewer has decreased by three (3) percent. The undersigned recommends Liquiforce be hired for an additional three (3) year period via acceptance of the Livonia-Redford MITN Contract. This will enable the recently discovered work to be completed expeditiously.

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by: Matching tools and efforts to the conditions in city neighborhoods; tracking infrastructure conditions in all neighborhoods. The city will work to establish and sustain the quality of street lighting, sidewalks, curbs, gutters and pavement. Continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Accept LiquiForce contract for three (3) years at the same unit rates as their contract with the City of Livonia and Redford (MITN). Approve additional work at the alley between 22nd Street and 21st Street between Eureka and Oak to the Contract for LiquiForce in the amount of \$33,299.75.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Account No. 590-200-926-310. This work is included in the 2014-2015 budgets.

IMPLEMENTATION PLAN: Once approved, LiquiForce will perform work.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: jrp by TDrysdale

LIST OF ATTACHMENTS: MITN information Livonia/Redford bid award, Summary of repair/location costs and Contract.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: August 18, 2014 AGENDA ITEM #9

ITEM: DEMOLITION OF 606 CHESTNUT, WYANDOTTE

PRESENTER: Mark Kowalewski – City Engineer

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: Council referred a request from Kathryn Ferstle, 23937 Huron River Drive, Rockwood, to the undersigned for review and report back. Ms. Ferstle is requesting the City demolish the rear home at 606 Chestnut at no cost to her. There are two (2) homes on this property at which measures 50' x 150'. The front home (608 Chestnut) is a two (2) family dwelling and the rear home (606 Chestnut) is single family dwelling. This property is non-conforming. Further, there is no off-street parking for any of these rental units. By demolishing the rear home at 606 Chestnut, this will allow for the installation off street parking for the home at 608 Chestnut in the future.

The City has demolished other similar residential properties upon request. Ms. Ferstle has executed the Hold Harmless Agreement and supplied the City with proper paperwork indicating that she is the owner.

Therefore, since this is a non-conformation property, it is the recommendation of the Engineering Department that the rear home at 606 Chestnut be demolished by the City at no cost to the property owner.

STRATEGIC PLAN/GOALS: Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with the City Engineer to demolish the property at 606 Chestnut.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work form Account No. 492-200-850-519.

IMPLEMENTATION PLAN: The Engineering Department will seek proposals for the demolition of the property at 606 Chestnut.

CITY ENGINEER:

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS: Council Resolution dated July 29, 2014

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #10

ITEM: Purchase Agreement to sell City owned property known as former 1508 Sycamore

PRESENTER: Mark A. Kowalewski, City Engineer

BACKGROUND: The former 1508 Sycamore 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. Todd and Holly Hanna, are proposing to construct a two (2) story single family home consisting of approximately 2,000 square feet, 3 bedrooms, 3 baths, full basement and attached garage. The first floor exterior to be brick and the second floor exterior of the home will be vinyl siding.

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: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Approved by Legal.

MAYOR'S RECOMMENDATION: ok jrp

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

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #11

ITEM: DEMOLITIONS BIDS for 239 & 230 Bondie Street

PRESENTER: Mark Kowalewski – City Engineer

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski – City Engineer

BACKGROUND: Council directed the demolition of 239 and 230 Bondie Street after a show cause hearing on January 13, 2014. (Attached).

Bids were received on August 5, 2014, and Pro Excavation was determined to be the most qualified bid. See attached bids.

STRATEGIC PLAN/GOALS: Fostering the maintenance and development of stable and vibrant neighborhoods.

ACTION REQUESTED: Adopt a resolution concurring with the City Engineer selecting Pro Excavation as the contractor of record.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Expense the work from Account No. 492-000-041-000.

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to Pro Excavation directing them to begin demolition.

COMMISSION RECOMMENDATION:

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Council Resolutions from July 21, 2014; Summary of bids for demolition.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #12

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 toters 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 toters has increased. The Department of Public Service (DPS) desires to purchase an additional 288 toters 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 toters 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: ok jrp

LIST OF ATTACHMENTS: None

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #13

ITEM: Purchase Agreement to sell City owned property known as former 1201 Chestnut

PRESENTER: Mark A. Kowalewski, City Engineer

BACKGROUND: The former 1201 Chestnut 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. Stephanie and Heath Mooney, are proposing to construct a two (2) story single family home consisting of approximately 2,500 square feet, 3 bedrooms, 2.5 baths, full basement and attached garage. The exterior of the home will be vinyl siding.

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: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Approved by Legal.

MAYOR'S RECOMMENDATION: ok jrp

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

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: August 18, 2014 AGENDA ITEM #14

ITEM: Commercial Facilities Exemption Certificate – Schedule Public Hearing for 3233 Biddle Avenue

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE:

BACKGROUND:

Attached is the application of Alvin's Properties LLC for a Commercial Facilities Exemption Certificate ("Certificate") for a "replacement project" for the property at 3233 Biddle Avenue. The Council previously approved establishing Commercial Redevelopment District No. 14 on June 23, 2014.

In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, before acting upon the application, a public hearing must be held on the application and public notice given to the applicant, the assessor, a representative of the affected taxing jurisdictions, and the general public.

If the Certificate is approved, a tax known as the Commercial Facilities Tax would be levied upon the building for 1-12 years after the completion of construction, with the actual duration to be determined by the City Council. To summarize, the Certificate encourages the replacement, restoration and new construction of commercial property by abating property taxes. For a replacement project, the Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes on the entire project, excluding only the State Education Tax (SET). In addition, the State Treasurer may exempt one-half of the SET for up to 6 years. The exemption would not apply to the taxable value of the land or personal property.

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

ACTION REQUESTED: Approve the attached resolution authorizing the actions necessary to schedule a public hearing to consider the application for a Commercial Facilities Exemption Certificate as proposed.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Application for a Commercial Facilities Exemption Certificate
3. Commercial Redevelopment Act - MEDC Summary
4. List of Commercial Redevelopment Districts and Exemption Certificates approved by the City

AUTOMATIC REFERRAL

1. Request from the Girl Scouts of Southeastern Michigan to sell door to door in the City of Wyandotte October 1 through November 23, 2014 and December 23, 2014 through March 31, 2015 provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

REPORTS AND MINUTES

2014 July Board of Review Change Summary	
Municipal Service Commission	July 23, 2014
Downtown Development Authority	June 10, 2014
Zoning Board of Appeals & Adjustments	July 16, 2014
Beautification Commission	July 16, 2014
Police Commission Meeting	July 8, 2014
Police Commission Meeting	August 12, 2014
Municipal Service Commission	August 6, 2014

CITIZENS PARTICIPATION

Thomas Asamof, Riverview, Michigan, arrested for riding a bike in Bishop Park. Riding a bike is a criminal act.

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

HEARINGS

SHOW CAUSE HEARING WHY THE DWELLING AT 446 PINE WYANDOTTE, MICHIGAN SHOULD NOT BE DEMOLISHED, REMOVED OR OTHERWISE MADE SAFE

August 18, 2014

Honorable Mayor and City Council
Wyandotte, MI 48192

Dear Mayor and Council,

My name is Christine Kraft and this letter is in regard to the issue of the property located at 446 Pine, Wyandotte. My work on the property is, in my estimation, approximately 75% complete. I beg the Mayor and Council to please allow me at least two more months to finish this work to the best of my ability, and list the property for sale in "as Is" condition with some of the work to be completed by the purchaser. This house has stood on this property since 1858...could a few more months possibly do any harm? I see no point in hastily demolishing a part of history only to have a vacant, untaxable lot that the city must maintain, possibly for years.

I admit that I am behind in the work I promised to have completed, but "with cause". One reason is due to the horrible, frigid winter and very late abbreviated spring we all experienced. Another issue is a personal one as I once again was cast in the role of "caregiver" to my elderly sister, Georgiana. In late January she experienced a fall at home and was rushed by EMS to the hospital where she eventually underwent spinal surgery. After a month she was released to a rehabilitation facility for another month and then she stayed with me at my home until she felt -

confident enough to be on her own in her own home. In the meantime, I was obliged to maintain her home, her pets and financial business. Also, since her health had been failing and she hadn't been properly caring for her home or finances I was forced to put extra time and effort into once again making things "manageable" for her. She has long been divorced and is childless which leaves me as her primary source of help. On June 20, she was once again hospitalized for a week due to a blood clot and she must now have her blood monitored weekly. I believe we must always put the living before inanimate objects and so, of course she has been my priority, and I freely admit that I am behind on the Pine Street project not only because of time constraints, but also because I am simply mentally, emotionally and physically exhausted.

I wholeheartedly apologize for the delay. I am currently working on the property and am eager to complete this project and resolve this issue as quickly as possible in the best interest of all concerned. I humbly request that the Mayor and Council please consider my request for just a bit more time and I sincerely thank you for your kind attention to the matter.

Respectfully yours, Christine Kraft

Adjourned for one week

SHOW CAUSE HEARING
WHY THE DWELLING AT 143-149 BENNETT
WYANDOTTE, MICHIGAN SHOULD NOT
BE DEMOLISHED OR OTHERWISE MADE SAFE

Nothing in writing.

Lou Parker, Engineering, the house is in total disrepair, should be demolished.

RESOLUTIONS

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

ROLL ATTACHED

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the request from Rev. Mark A. Borkowski, Pastor, Our Lady of the Scapular to utilize the city-owned parking lot on the south east corner of 9th and Vinewood on Friday, August 22, Saturday, August 23 and Sunday, August 24, 2014 is hereby GRANTED provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from Mayor Peterson relative to the latest achievement of the Wyandotte based Daly Merritt Insurance Company is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council shares the Mayor's accolades for Daly Merritt and recognizes the generous contributions and investments made by Daly Merritt in the City of Wyandotte and surrounding communities.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council hereby ACCEPTS the resignation of Neil J. Sawicki as the city prosecutor for the City of Wyandotte and thanks Mr. Sawicki for his service. AND BE IT FURTHER RESOLVED the City Council hereby CONCURS with the recommendation of Mayor Peterson to retain the prosecutorial services of Kurt Kobiljak of Pentiuik, Couvrear & Kobiljak for an initial term commencing August 19, 2014 through December 31, 2015. The terms of the agreement will be an all-inclusive fixed fee of \$2,500 per month, plus incidental expenditures. AND FURTHER that the terms of the agreement include Mr. Kobiljak contacting Judge Kalmbach at the end of each work day to review the day's activities and provide Judge Kalmbach and the Police Chief with a fax number, cellular phone number and home telephone number to provide for 24-hour service.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the City Engineer and City Administrator relative to the response to the communication of Councilman Daniel E. Galeski regarding toters and the solid waste fund is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the ENFORCEMENT portion of the solid waste ordinance be amended to reflect that ALL TRASH shall be picked up regardless of the container it is in with the VIOLATION portion for such incorrect containers to remain in place.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

YEAS: Councilmembers Fricke, Miciura, Sabuda

NAYS: Councilmembers: Schultz, Stee

RESOLUTION FAILED TO PASS

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the lease with Post 217 at 2817 Van Alstyne as set forth by the Department of Legal Affairs on August 11, 2014 is hereby APPROVED with the following stipulations:

1. Lease with the Edward C. Headman Post no. 217 American Legion for 2817 Van Alstyne for a term of fifty (50) years.
2. Post 217 shall pay for the boiler and HVAC as needed.
3. Limitation on the use of the property as an American Legion Post only.
4. Liability insurance in an amount request by the City.
5. American Legion Post is to pay for all repairs to the property.
6. Add Mayor Pro-Tem, Lawrence Stec signature as requested by the State of Michigan.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS in the recommendation of the City Administrator and APPROVES the Memorandum of Agreement with the IAFF Local # 356 relative to the promotional procedure. AND BE IT FURTHER RESOLVED that the City Administrator and Fire Chief are hereby authorized to sign the necessary documents on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the Wyandotte Street Art Fair 2014 Financial Report as submitted by the Special Event Coordinator is hereby received and placed on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the Downtown Development Authority regarding the Downtown Development Authority Strategic Plan, adopted by the DDA July 8, 2014 is hereby received and placed on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS, the City of Wyandotte Council and Municipal Services Commission understands the need and supports the project plans for the Water Main project on Clinton Street from 6th to Alfred and WHEREAS, the bid award will proceed upon concurrence so that the construction process can be added to the Macomb Pipeline and Utility Company construction schedule, NOW, THEREFORE BE IT RESOLVED that Council CONCURS with the Municipal Services Commission and the Municipal Services Management to award the bid to Macomb Pipeline and Utility, the low and sole bidder for an amount not to exceed \$378,250.00.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the Wyandotte Municipal Service Commission and hereby APPROVES the \$5,000 salary adjustment retroactive to July 8, 2014 resulting in an annual salary for the General Manager of \$112,625.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding entering into a three (3) year maintenance contract with LiquiForce Services (USA) Inc., Romulus, Michigan. Further, LiquiForce is APPROVED to perform slip lining of one (1) sewer line for \$33,299.75 from account # 490-200-926-310; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the necessary Contract as presented to City Council on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the demolition of the property at 606 Chestnut; AND BE IT FURTHER RESOLVED that the City Engineer is directed to seek proposals for said demolition.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the City Engineer regarding the city-owned property located at former 1508 Sycamore 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 1508 Sycamore to Todd and Holly Hanna for the amount of \$10,000.00; AND BE IT FURTHER RESOLVED that if the Purchasers, Todd and Holly Hanna do not undertake 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 the 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 1508 Sycamore between Todd and Holly Hanna and the City of Wyandotte for \$10,000 as presented to Council on August 18, 2014.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to accept the Bid of Pro Excavation in the amount of \$6,000 for the demolition of 239 Bondie Street, Wyandotte and \$6,000 for the demolition of 230 Bondie Street, Wyandotte. AND BE IT FURTHER RESOLVED that the parties of interest of both properties be forwarded a copy of this resolution by the City Clerk's office.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

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 Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the communication from the City Engineer regarding the city-owned property located at former 1201 Chestnut is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council CONCURS with the recommendation to sell the property known as the former 1201 Chestnut to Stephanie and Heath Mooney for the amount of \$10,000.00; AND BE IT FURTHER RESOLVED that if the Purchasers Stephanie and Heath Mooney do not undertake development within six (6) months from time of closing and complete construction within eighteen (18) months. "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; 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 1201 Chestnut, between Stephanie and Heath Mooney and the City of Wyandotte for \$10,000 as presented to Council on August 18, 2014.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

RESOLUTION SETTING A HEARING ON THE ISSUANCE OF A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE IN THE CITY OF WYANDOTTE

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that

WHEREAS, Pursuant to the Commercial Redevelopment Act, Public Act 255 of 1978, as amended, the City of Wyandotte has established Commercial Redevelopment District No. 14 covering the property commonly known as 3233 Biddle Avenue; and

WHEREAS, Alvin's Properties LLC, the owner of said property located within said District, has submitted an application for a Commercial Facilities Exemption Certificate under provisions of said Act; and

WHEREAS, said Act provides that before action upon an application, the City Council shall afford the applicant, the Assessor and a representative of the affected taxing units an opportunity for a hearing.

NOW, THEREFORE BE IT RESOLVED:

1. That the application for an Exemption Certificate dated August 4, 2014, shall remain on file in the office of the City Clerk where it was received on August 5, 2014.
2. That the City Council shall meet in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on September 8, 2014, at 7:00 p.m., Local Time, or as soon thereafter as may be heard, and shall provide the City Assessor, the applicant, a representative of each of the taxing units, and any other taxpayer or resident of the City of Wyandotte an opportunity to be heard on the question of said application for an Exemption Certificate with regards to operations within Wyandotte Commercial Redevelopment District No. 14.
3. That the City Clerk, in accordance with said Act, inform by regular mail, the City Assessor, the applicant, and the legislative body of each taxing unit which levies ad valorem taxes in the City of Wyandotte as follows:
 - a. That the City of Wyandotte has established Wyandotte Commercial Redevelopment District No. 14 and has now received and will consider an application for a Commercial Facilities Exemption Certificate within said District No. 14.
 - b. That the City Council shall meet on September 8, 2014, in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, at 7:00 p.m., Local Time, or as soon thereafter as may be heard to afford the City Assessor, the applicant, a representative of each taxing unit, and any other resident or taxpayer of the City an opportunity to be heard with regard to said application.
 - c. That said application applies to building and land improvements with an estimated project cost of \$250,000 on the property commonly known as 3233 Biddle Avenue.
 - d. Send notice via regular mail not less than 10 days or more than 30 days before the hearing date.
 - e. That the City Clerk is hereby directed to publish notice one time in substantially the following form in the News Herald, Wyandotte Edition, not less than 10 days or more than 30 days before the hearing date:

CITY OF WYANDOTTE
 NOTICE OF HEARING ON THE ISSUANCE OF A
 COMMERCIAL FACILITIES EXEMPTION CERTIFICATE UNDER
 ACT 255 OF THE PUBLIC ACTS
 OF MICHIGAN, 1978, AS AMENDED

PLEASE TAKE NOTICE: That on the 8th day of September 2014, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan, on the application of Alvin's Properties LLC, for the issuance of a Commercial Facilities Exemption Certificate under Act No. 255 of the Public Acts of Michigan, of 1978, as amended, for the purchase of building and land improvements at an estimated project cost of \$250,000 and located in Wyandotte Commercial Redevelopment District No. 14, 3233 Biddle Avenue.

Copies of all relevant documents have been deposited in the office of the City Clerk of the City of Wyandotte for public examination. Further information may be obtained by contacting the Wyandotte City Administrator at (734) 324-4566. Written comments submitted prior to or at the specified time and date of the hearing will also be considered and should be forwarded to the City Clerk at City Hall at the above referenced address.

WILLIAM R. GRIGGS, CITY CLERK, CITY OF WYANDOTTE, MICHIGAN

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

ABSENT: Councilperson Galeski

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the show cause hearing for 446 Pine was adjourned for one (1) week (August 25, 2014; 7:00 p.m.) AND BE IT FURTHER RESOLVED that an inspection is scheduled for Wednesday, August 20, 2014 at 446 Pine at 1:00 p.m.; with the inspection to be coordinated with Christine Kraft; the Engineering Department inspector and Municipal Service representative.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that WHEREAS a hearing was held on August 18, 2014, where all parties were given opportunity to show cause, if any the had, why the structure at 143-149 Bennett, Wyandotte should not be demolished otherwise made safe, AND BE IT FURTHER RESOLVED that the Council considered the communication September 12, 2012, and inspection report dated April 20, 2011, and re-inspected on June 22, 2011, and September 11, 2012 and show cause hearing minutes of March 19, 2014 and the recommendation 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 RESOLVED that the City Council hereby directs that said property located at 143-149 Bennett, Wyandotte should be demolished, and that all costs to remove this structure 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; AND BE IT FURTHER RESOLVED that if the structure is not demolished within 60 days, then the City will proceed with demolition of said structure and assess the cost of same against said property.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the location of the bike rack rental unit located at the entrance of Bishop Park is hereby referred to the Downtown Development Authority to review the possible re-location of said bike rack unit.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

Wyandotte, Michigan August 18, 2014

RESOLUTION by Councilperson Ted Miciura Jr.

RESOLVED by the City Council that the total bills and accounts in the amount of \$906,186.07 as presented by the Mayor and City Clerk on August 11, 2014 and \$1,386,817.92 on August 18, 2014 are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson Ted Miciura Jr.

Supported by Councilperson Sheri Fricke

That we adjourn.

Carried unanimously

Adjourned at 9:15 PM

August 18, 2014


Maria Johnson, Deputy City Clerk

WYANDOTTE RECREATION COMMISSION

A meeting of the Wyandotte Recreation Commission was called to order on Tuesday, August 12, 2014 at 5:05pm in the Harold Popp Warming Room at the Benjamin F. Yack Center.

Members Present:

President Ken Prygoski
Vice President Margaret Loya
Secretary Wallace Merritt

Also Present:

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

Members Excused:

Commissioner Ed Ronco
Commissioner Lori Shiels

Persons in the Audience:

None

President Prygoski stated during roll call that Commissioners Ronco and Shiels were excused.

A motion was made by Vice President Loya and supported by Secretary Merritt to approve the minutes of the previous meeting as submitted via e-mail.

CORRESPONDENCE:

Commission check from Wyandotte Karate in the amount of \$118.80.
Thank you letter from Karmanos Cancer Institute.
Thank you letter from FAAB.
Thank you letter from Wyandotte Lions Club.

INTERDEPARTMENTAL:

None

COUNCIL RESOLUTIONS:

None

REPORTS AND MINUTES:

Arena Report – July 2014
Account Breakdown – Pay ending 7/13/2014
Senior Van Report – July 2014
Telecare Report – July 2014
Golf Report – July 2014
Swimming Lessons & Senior Swim Report – July 2014
Open Swimming Report – July 2014

SPECIAL ORDER

Superintendent Lanagan addressed the following with the Commission:

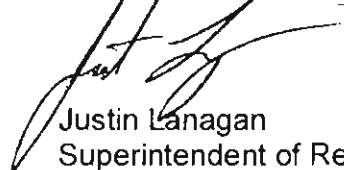
- Superintendent Lanagan notified Commission that the SMART Millage passed in Wayne County and that new contracts from SMART would be mailed out the following week to continue the Senior Transportation Program.
- Superintendent Lanagan informed Commission of a request he received from Jan Garrison for the use of two golf carts during a 50-year RHS class reunion at the Wyandotte Boat Club. Garrison said the carts would be used by National Honor Society students in order to shuttle disabled guests during the event and that the carts would be stored at the Boat Club overnight and returned the following morning to the Golf Course. Providing a Hold Harmless document is signed, Vice President Loya motioned to approve the usage of two carts, President Prygoski seconded.
- Superintendent Lanagan made Commission aware of Mayor Peterson's interest in having Wyandotte host the Senior Olympics in 2016. Superintendent Lanagan subsequently mailed letters to the Downriver Senior Olympic Committee for Wyandotte to be considered as a host city in the future.
- Superintendent Lanagan provided an update on the PACC park ballfield project being completed by Dr. Maki. Secretary Merritt expressed concern over the materials being used; Superintendent Lanagan relayed to Commission that Dr. Maki plans to continue to make improvements to the field throughout the fall. Superintendent Lanagan also informed Commission that the porta-cans had been removed from the park.

There being no further business to discuss, a motion was made by Vice President Loya and supported by Secretary Merritt to adjourn the meeting at 5:25pm.

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

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

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF August 6, 2014
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was **called to order** by Chairperson Duran **at 6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: DiSanto
Duran
Flachsmann
Gillon
Nevin
Szymczuk
Trupiano
Wienclaw

MEMBERS ABSENT: Olsen

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Trupiano, supported by Member Nevin to approve the minutes of the July 16, 2014, meeting as recorded.

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

No: none

Abstain: DiSanto

Absent: Olsen

Motion passed

APPEAL #3185 - Granted

Patrick McDaniel, 1453 – 12th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage addition at 1453 – 12th Street** (Lots 187 & 188, Baisley Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% lot coverage is allowed for structures in a RA zoning district. Proposed 13'x23' addition to existing garage will result in the allowable lot coverage being exceeded by 235 square feet.

Proposed garage addition will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value or intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Olsen

Motion passed

APPEAL #3186 - GRANTED

Vito Mazzola, 2257 – 3rd Street, Trenton, Michigan (appellant) and City of Wyandotte, 3200 Biddle, Wyandotte (owner)

for a variance **to obtain a building permit for new single family dwelling at formerly known as 1427 Sycamore** (Lots 284 & 285, The Steel Plant Sub.), in a RA zoning district, where the proposed conflicts with Section 2402.J of the Wyandotte Zoning Ordinance.

SECTION 2402.J:

An attached garage shall not project more than 6' forward of the dwelling of the home and shall not occupy more than 60% of the front building facade. Proposed attached garage exceeds 21'-6" forward of the home.

Proposed single family dwelling will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value or intent of the ordinance.

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

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

No: none

Abstain: none

Absent: Olsen

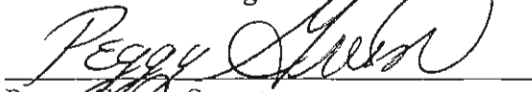
Motion passed

COMMUNICATIONS:

Motion was made by Member Trupiano to place all communications on file. Motion carried.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on September 3, 2014.**


Peggy Green, Secretary

Appeal #3185

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

Patrick McDaniel, owner, present.

Mr. McDaniel explained that he owns other property in Wyandotte (9th Street, 5th Street, Baumeys) and he needs the space, and wants more room in his garage.

Chairperson Duran asked if he was installing a third stall in this garage.

Member Nevin asked Mr. McDaniels if he lived there. Mr. McDaniels replied yes.

Member Flachsmann commented that he agrees with getting cars off the street.

Member Trupiano asked about the 42" foundation for the garage. Mr. McDaniel replied that he will be going in front of the Building Board on Monday regarding that.

One communication was received in support of this appeal.

Appeal #3186

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

Joe Daly, 100 Maple, representing Vito Mazzola.

Mr. Daly explained that the house will be 1048 square feet, 3 bedrooms, 2 bathrooms, and they have already gone through City Council to purchase the property. The home will be owner occupied, Mr. Mazzola did live in Wyandotte for 30 years, but moved out, now he wants to move back in. Mr. Daly continued that the reason Mr. Mazzola wants this lot is because it is a smaller lot and lower maintenance. There is a commercial building to the east of the property. Mr. Daly discussed the purchase agreement.

Mr. Daly continued that the garage will look like part of the house, it will be a nice addition to the neighborhood.

Member Gillon commented that the City was trying to get away from a large garage door, next to a little door for the house, and commented that eventually the commercial building next door might not be a concern.

Member Flachsmann commented that all setbacks are met, the garage door on the side will look nice.

Chairperson Duran commented that she agrees the garage door look better on the side.

One communication was received in opposition to this appeal.

ZONING BOARD

PAGE 4 OF 5
8-16-14

7-21-2014

To Whom It May Concern:

My name is Maria Benedict and I live at 1510-11th street. I'm writing regards the appeal # 3185. 1453-12th street - I am not against Mr. McDonald getting a building permit for a garage addition.

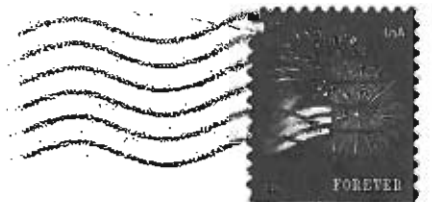
✓ RECEIVED
7-22-14

Maria Benedict

Maria Benedict
1510-11th
Wyandotte, Mich 48192

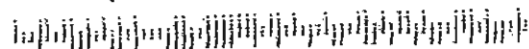
PLEX NI 480

21 JUL 2014 PM 171



Attn:
Mrs. Peggy Green

Department of Engineering
3200 Biddle
Wyandotte, Michigan 48192



Engineering1

Zoning Board

PAGE 5 of 5

From: ericaminyard@gmail.com
Sent: Sunday, August 03, 2014 8:54 PM
To: engineering1@wyan.org
Subject: Appeal #3186

8-16-14

To Whom It May Concern:

We received a letter dated July 18, 2014 regarding the proposed dwelling to be built at the property formerly known as 1427 Sycamore. We are writing to note our opposition to a garage of this size being at the front of the property. We feel it will not only be visually unappealing, but will make the property unsellable in the future.

Thank you for providing us an opportunity to voice our opinion.

Sincerely,
Chris and Erica Minyard
1420 Sycamore

Sent from my iPhone=

✓ RECEIVED
8-4-14
7:09 A.M.

BUILDING CODE BOARD OF APPEALS

August 11, 2014

A meeting of the Building Code Board of Appeals, City of Wyandotte was called to order by Acting Chairman Butch at 5:00 p.m., in the Engineering Department Meeting Room at City Hall, 3200 Biddle Avenue, Suite 200, Wyandotte, Michigan.

MEMBERS PRESENT: Badalamenti
Butch
Havlicsek
Johnson
Zanley

MEMBERS ABSENT: Carley
Parker

ALSO PRESENT: Sheila Johnson, Secretary
Patrick McDaniel, Appellant and Owner

Appeal #606 – Granted w/stipulation 6" x 24" and to pin to south wall

The proposed would not substantially impair the intent and/or purpose of the Ordinance.

Patrick McDaniel (Applicant and Owner) has appealed to the Building Board of Appeals of the City of Wyandotte for permission to obtain a variance for a garage footing at 1453 – 12th, Wyandotte MI (see file for legal description) in a RA zoning district, where the proposed conflicts with In accordance with Section R-403.1.4.1 of the Michigan Residential Code 2009 as follows:

A minimum of 12" x 42" foundation is required for protection of free standing accessory structures with an area of 600 square feet of light frame construction. Propose addition will result in a total square footage of 827 sq. ft.

This would require a 12" x 42" foundation to be installed around the entire perimeter of the existing garage and addition. Existing garage was built in 1969 which typically had a 4" x 24" ratwall. Proposed garage indicates they would want to install 4" x 24" ratwall for the addition. Note: Owner to provide test holes of existing garage foundation.

Motion was made by Member Badalamenti, supported by Member Havlicsek to grant this appeal.

Yes: Badalamenti, Butch, Havlicsek, Johnson, Zanley

No: None

Abstain: None

Absent: Carley, Parker

Motion passed.

APPEAL #606

Acting Chairman Butch read the appeal and asked that it be explained.

Mr. McDaniel explained that his garage only has a 4" x 24" ratwall. Mr. McDaniels presented pictures for the Members to view. Mr. McDaniels explained that the garage has existed for fifty years and felt it should be grandfathered. Mr. McDaniels stated that the code for a building 200 sq. ft. required a 4" x 24" ratwall and his garage addition would be close to 300 sq. ft. Mr. McDaniels stated he had discussed this with the City Building Inspector and was told he could try to appeal this to the Building Board for a variance. Mr. McDaniels stated that he went to the Zoning Board of Appeals last week and was granted a variance for lot coverage.

Member Badalamenti asked if Mr. McDaniels planned to pin the garage and run rod all the way around it.

Mr. McDaniel replied no and that he planned to hand shovel it. Mr. McDaniels asked how many pins would be needed or how far apart should they be.

Member Zanley explained that it should be pinned every two (2') feet and noted he did not have a problem granting his variance request.

Member Havlicsek noted that if it was separate it would have almost met the current code requirement and he didn't have a problem with grandfathering it.

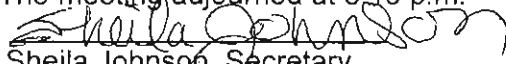
Member Johnson explained that having the ratwall hand shoveled, it would be anywhere from 6" to 8" wide.

Zero (0) communications were received for this appeal.

Other Business:

New Member Mark Havlicsek.

The meeting adjourned at 5:15 p.m.


Sheila Johnson, Secretary