

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, December 4, 2017, and was called to order at 7:00pm with Honorable Mayor Pro Tempore Robert DeSana presiding.

The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilpersons Robert Alderman, Christopher Calvin, Leonard Sabuda, and Donald Schultz; Mayor Pro Tempore Robert DeSana

Absent: Councilperson Megan Maiani and Mayor Joseph R. Peterson

Also Present: Todd Browning, City Treasurer; Theodore Galeski, City Assessor; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence Stec, City Clerk

PRESENTATIONS

None

PRESENTATION OF PETITIONS

None

APPROVAL OF AGENDA

PUBLIC HEARINGS

- Commercial Facilities Exemption Certificate – 93 Oak Street
 - *No objections received*

2017-535 COMMERCIAL FACILITIES EXEMPTION CERT. – 93 OAK ST.

By Councilperson Alderman, supported by Councilperson Calvin

RESOLUTION APPROVING A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE FOR A RESTORATION PROJECT AT 93 OAK STREET, WYANDOTTE, MICHIGAN

RESOLVED by the City Council that:

WHEREAS, the City of Wyandotte legally established Commercial Redevelopment District No. 16 on September 11, 2017, after a public hearing held on September 11, 2017; and

WHEREAS, the state equalized value (SEV) of the property proposed to be exempt plus the aggregate SEV of property previously exempt and currently in force under the Commercial Redevelopment Act, Public Act 255 of 1978, and under the Plant Rehabilitation and Industrial Development Districts Act, Public Act 198 of 1974, does not exceed 5% of the total SEV of the City; and

WHEREAS, said applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the application was approved at a public hearing as provided by Section 6(2) of Public Act 255 of 1978, on December 4, 2017; and

WHEREAS, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978; and

WHEREAS, the applicant, Ron Thomas, Rise Above Entertainment LLC, has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City; and

WHEREAS, the City requires that the construction, restoration or replacement of the facility shall be completed by December 1, 2018, or within a duly authorized extension of that date; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and

WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and

WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, retain employment, prevent loss of employment, revitalize an urban area, and increase the number of residents; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that the application is approved and a Commercial Facilities Exemption for a restoration project is hereby granted for the real property, excluding land, located in Commercial Redevelopment District No. 16 at 93 Oak Street for a period of 12 years after the completion of construction of the project as described in the exemption application, beginning December 31, 2016, and ending December 30, 2030, pursuant to the provisions of PA 255 of 1978, as amended.

Motion unanimously carried.

OLD BUSINESS

2017-536 SHED REMOVALS/ALLEY EASEMENTS – EXTENSION REQUEST

By Councilperson Alderman, supported by Councilperson Calvin

WHEREAS on October 2, 2017, the request from Dennis Guzenda relative to the permitting of sheds, garages, and other structures on alley easements was brought before council, referred to the Department of Engineering and Building and Wyandotte Municipal Services, and held in abeyance until 12/4/2017.

WHEREAS the Department of Engineering and Building and Department of Legal Affairs are requesting an extension of the deadline for report until December 18, 2017.

BE IT RESOLVED that Council approves the request to extend the deadline of said item until December 18, 2017.

Motion unanimously carried.

CALL TO THE PUBLIC

None

CONSENT AGENDA

2017-537 CONSENT AGENDA APPROVALS

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the following items on the consent agenda be approved:

2. Approval of Council Meeting Minutes – November 20, 2017
3. Publicly Funded Health Insurance Contribution Act Compliance
4. Employee Compensation – One-Time Payment
5. Wage Increase for Non-Union, Full-Time Employees
6. 2018 Council Meeting Cancellations

Motion unanimously carried.

2017-538 MINUTES

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that the minutes of the meeting held under the date of November 20, 2017, be approved as recorded, without objection.

Motion unanimously carried.

2017-539 PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that Council concurs with the recommendation of the City Administrator as set forth in his communication dated December 4, 2017 to maintain the 80/20 Cost Sharing Option available under PA 152 of 2011 that was originally adopted on December 19, 2011, May 20, 2013, November 29, 2013, December 15, 2014, and December 21, 2015, and November 21, 2016, AND

Further, acknowledges that this action will continue to limit the City from paying more than eighty percent (80%) of the aggregate cost of medical and prescription insurance costs for its employees with the remaining medical and prescription costs being borne by the employees.

Motion unanimously carried.

2017-540 EMPLOYEE COMPENSATION – ONE-TIME PAYMENT

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that Council concurs with the recommendation of the Mayor as set forth in his communication dated December 4, 2017 relative to a one-time payment to eligible AFSCME and POAM-Dispatch employees, AND

Further, authorizes the distribution of a one-time compensation payment of \$1,000 to all eligible full-time employees who worked the entire 2017 calendar year and \$500 for all eligible employees who were hired during the 2017 calendar year; AND

Further, directs the City Administrator to prepare the appropriate Memorandum of Agreement with each collective bargaining unit which will specify that the one-time payment will not be included in Final Average Compensation (FAC) that is used for defined benefit pension purposes nor will it be included in base wages for defined contribution (401a) matching purposes.

Motion unanimously carried.

2017-541 WAGE INCREASE FOR NON-UNION, FULL-TIME EMPLOYEES

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that Council hereby CONCURS in the recommendation of the City Administrator and approves the general increase of 1.0% for all eligible full-time, non-union employees effective January 1, 2018.

Motion unanimously carried.

2017-542 2018 COUNCIL MEETING CANCELLATIONS

By Councilperson Alderman, supported by Councilperson Calvin

WHEREAS the following 2018 holidays and events occur on such a day and time that would not allow for distribution of information to interested parties in regards to regularly scheduled City Council meetings:

January 1 – New Year's Day

September 3 – Labor Day

January 15 – Martin Luther King Day

November 5 – General Election (Nov. 6)

February 19 – President's Day

November 26 – Thanksgiving

April 2 – Easter

December 24 – Christmas Eve

May 28 – Memorial Day

December 31 – New Year's Eve

July 16 – Street Fair (Monday following fair)

THEREFORE BE IT RESOLVED that the above-mentioned 2018 regular meetings of the City Council are hereby cancelled due to the holidays and events associated with each date as listed above.

Motion unanimously carried.

NEW BUSINESS**2017-543 EPIC PROPERTY MANAGEMENT – DEED RESTRICTION REMOVAL**

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the communication received from Joshua Sterling of Epic Property Management, LLC, regarding property deed restrictions is hereby received and placed on file.

Motion unanimously carried.

2017-544 CAPITAL IMPROVEMENTS PLAN – FY2018

By Councilperson Alderman, supported by Councilperson Calvin

WHEREAS, the MEDC has developed a program for certifying Redevelopment Ready Communities, and the City of Wyandotte desires to achieve that certification by implementing best practices and recommended strategies for redevelopment; and

WHEREAS, the City of Wyandotte has engaged in the MEDC Redevelopment Ready Communities Program, in order receive Redevelopment Ready Communities Certification from the MEDC.

NOW, THEREFORE, BE IT HERBY RESOLVED, by City Council that the Council accepts and approves the City of Wyandotte Capital Improvements Plan for Fiscal Year 2018 as written.

Motion unanimously carried.

2017-545 NEZ APPLICATION – 93 OAK STREET

By Councilperson Alderman, supported by Councilperson Calvin

RESOLUTION APPROVING AN APPLICATION FOR A NEIGHBORHOOD ENTERPRISE ZONE (NEZ) EXEMPTION CERTIFICATE FOR A REHABILITATED FACILITY AT 93 OAK STREET, WYANDOTTE, MICHIGAN

RESOLVED by the City Council that:

WHEREAS, the City Council of the City of Wyandotte established a Neighborhood Enterprise Zone on August 3, 2009, including the subject property, as required under PA 147 of 1992, after a public hearing held on June 15, 2009; and

WHEREAS, the applicant, Ron Thomas, Rise Above Entertainment LLC, is not delinquent on any taxes related to the facility; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that the application is approved and a Neighborhood Enterprise Zone Rehabilitated Facility Exemption for property located at 93 Oak Street, Wyandotte, Michigan, is hereby granted for a period of 15 years, with the effective date of the Exemption Certificate to be determined by the applicant at the time of completion (either the year of completion or the year before completion), pursuant to the provisions of PA 147 of 1992, as amended.

Motion unanimously carried.

2017-546 NEW MICRO BREWER LICENSE – WYANDOTTE BEER COMPANY

By Councilperson Alderman, supported by Councilperson Calvin

WHEREAS Wyandotte Beer Company at 3016 1st St. has applied for a New Micro Brewer License with the Michigan Liquor Control Commission.

BE IT RESOLVED that Council has taken into consideration the opinions of local residents and appropriate department heads and supports the issuance of the requested license to the applicant.

BE IT FURTHER RESOLVED that, under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee.

BE IT FURTHER RESOLVED that the licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcohol.

Motion unanimously carried.

2017-547 ROADSIDE GIVING/CHARITABLE CONTRIBUTION CAMPAIGNS POLICY

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the following “Solicitation of Charitable Contributions on Roadways” Policy be effective immediately and placed on file in the Office of the City Clerk:

Each soliciting organization shall comply with the following:

1. The organization shall be a charitable or civic organization which is a nonprofit organization qualified under section 501(c)(3) or 501(c)(4) of the Internal Revenue Code, or a veterans’ organization that has tax exempt status under the Internal Revenue Code.
2. The organization shall supply a Certificate of Liability Insurance of at least \$500,000.00 to the city clerk at least thirty (30) days before soliciting contributions which lists the City of Wyandotte as an additional insured party.
3. All individual solicitors for the organization must be at least 18 years of age.
4. All individual solicitors for the organization shall wear high-visibility safety apparel that meets current American standards promulgated by the International Safety Equipment Association.
5. The portion of the roadway upon which the solicitation occurs is not a work zone and is within an intersection where traffic control devices are present.
6. All individual solicitors shall not block, obstruct, impede, or otherwise interfere with the normal flow of vehicular or pedestrian traffic upon the roadway by means of a barricade, object, or device, or with his or her person.

7. The individual solicitor shall not go in the roadway until the traffic signal is red for oncoming vehicles on the roadway where the solicitation occurs and must leave the roadway before the traffic light turns green.
 8. All individual solicitors shall be courteous and polite and may not solicit if he or she is under the influence of any alcohol or drugs.
 9. Solicitations may only occur during daylight hours, which are defined as ½ hour after sunrise and ½ hour before sunset.
 10. Any organization seeking permission to solicit must provide their written request at least 30 days before the requested dates.
 11. If more than one request is received for the same dates and locations the city reserves the right to determine which organization may solicit on a given date and location.
 12. The term roadway means that portion of a highway or street improved, designed or ordinarily used for vehicular travel.
 13. The organization shall execute a hold harmless agreement as prepared by the City of Wyandotte.
- Motion unanimously carried.

2017-548 PHASE II FINAL SITE PLAN – MJC TEMPLIN PROJECT

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the communications from the Planning Commission and the City Engineer dated December 4, 2017, is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council approves the Phase II Final Site Plan B for the proposed development at the southeast corner of 2nd Street and Ford and northeast corner of 2nd Street and Spruce Street and 130 Spruce.

Motion unanimously carried.

2017-549 REZONING OF 785 FOREST TO RM-1

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the communication from the Planning Commission regarding the rezoning of the property known as 785 Forest, Wyandotte is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council concur with the recommendation of the Planning Commission and hereby denies the rezoning of property known as 785 Forest, Wyandotte, Michigan (Lots 26 to 28 Incl. Garfield Place Subdivision, Block 12) to Multiple Family Residential District (RM-1).

Motion unanimously carried.

2017-550 REZONING OF 785 FOREST TO PD

By Councilperson Alderman, supported by Councilperson Calvin

BE IT RESOLVED that the application for rezoning of the property at 785 Forest is hereby referred to the Planning Commission for the required public hearing.

Motion unanimously carried.

BILLS & ACCOUNTS

2017-551 BILLS & ACCOUNTS

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED that the total bills and accounts of \$582,279.22 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

REPORTS & MINUTES

Daily Cash Receipts	November 28 & 29, 2017
Fire Commission	October 24, 2017
Municipal Services Commission	November 29, 2017
Planning Commission	October 19, 2017
Police Commission	October 24 & November 28, 2017

REMARKS OF THE MAYOR, COUNCIL, & ELECTED OFFICIALS

None

- Mr. John Grazik, 3571 21st, regarding court-related issues.

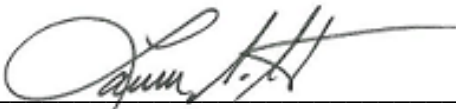
ADJOURNMENT

2017-552 ADJOURNMENT

By Councilperson Alderman, supported by Councilperson Calvin

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 7:50 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk