



Minutes - November 20th 2006

Wyandotte, Michigan November 20, 2006

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor James R. DeSana presiding.

ROLL CALL

Present: Councilpersons Browning, Fricke, Kolakowski, Peterson, Ptak

Absent: Councilperson Sutka

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

November 16, 2006

The Honorable City Council, City of Wyandotte
3131 Biddle Avenue, Wyandotte, MI 48192

Gentlemen and Madam:

I would like to thank all of you who were able to attend the early council meeting on November 13 to hear the presentations from Ric Geyer and Jody Chansuolme concerning the possibility of the creation of an arts center in Wyandotte.

After hearing the presentations and your comments, as well as those of persons in the audience, I am suggesting the next steps to move this project forward:

1. Appoint a committee to negotiate with the owners of the former Masonic Temple building, which is currently being used as a church.
2. Conduct an open house at the building so that those who will be negotiating with the owners of the building and Ric Geyer, the project developer, and the public, will be more familiar with the building.
3. Have those who will be on the negotiating committee and other interested parties, visit Mr. Geyer's "4731" project to see what he has been able to accomplish.

Step 1: I would like to have Todd Drysdale, Director of Financial & Administration, Mark Kowalewski, City Engineer, Joseph Voszatka, Director of Community Development and Jody Chansuolme, Director of Museums sit on the committee that will negotiate with the current owners of the former Masonic Temple building and Ric Geyer, the project developer.

Step 2: Jody Chansuolme will be assigned to coordinate the open house at the building. I would suggest that the open house be held on a Sunday afternoon – the sooner the better.

Step 3: I would also suggest that Jody coordinate the visit to Mr. Geyer's project. The visit would be open to committee members, elected officials and others from the art community that may wish to become more familiar with Mr. Geyer's work. Perhaps Jody could arrange for the trolley to transport those interested.

I would appreciate your enthusiasm for this project and look forward to taking the steps necessary to making it a reality.

Sincerely,

James R. DeSana, Mayor
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Thursday, November 16, 2006

Mayor & City Council, City of Wyandotte
3131 Biddle Ave., Wyandotte, MI 48192

Honorable Mayor and City Council Members:

As per our November 13th presentation and discussion regarding the Masonic Lodge Building and potential Arts Center Development, please note that there will be an Open House at the Masonic Lodge (Church of Many Miracles) at 81 Chestnut on Sunday, November 26, 2006 at 2:30 PM.

Mr. Ric Geyer of the 4731 Arts Center will be present to discuss possible development plans.

Members of Council, arts community leaders and the general public are encouraged to attend.

Should you have any questions, please feel free to contact me.

Very truly,

Jody Chansuolme, Director of Museums

November 14, 2006

To: Honorable Mayor and City Council

From: Department of Legal Affairs

Re: Amendment of Charter to Make the City Treasurer and Appointive Position

Dear Mayor and City Council:

Pursuant to the resolution adopted on August 28, 2006, our office was directed to prepare a resolution for your consideration which would place before the electors a ballot question to eliminate the City Treasurer as an elective officer and make it an appointive office. In order to prepare the ballot question, it is necessary to transfer certain sections of the charter out of the chapter of elective officials and place those same requirements and duties of the Treasurer in the appointive section of the charter.

I have also inserted in the charter that if the electors choose to make this an appointive position, the appointment would be made by the mayor subject to confirmation of the City Council and would be for a period of two terms. The reason for that change is to make it consistent with the two year terms for other appointive officials (Engineer, Attorney).

If this resolution meets your approval, then it may be adopted at tonight's meeting and a copy will be forwarded to the Attorney General's Office for review before submitting to the Governor's Office. The election would be in May of 2007 to consider this ballot issue.

Respectfully submitted,
Department of Legal Affairs
LOOK, MAKOWSKI and LOOK
Professional Corporation
William R. Look

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November 14, 2006

Honorable Mayor and City Council, City of Wyandotte

Dear Mayor and City Council Members:

Please consider the following budget amendments. These were proposed by the DDA for City Council approval at their meeting November 13, 2006. The amounts will come from the fund balance.

Line Item 499-200-850-523 Streetscape Maintenance to increase the total budgeted amount by \$35,500 to \$55,500 from \$20,000 for Municipal Services' underground work to be conducted as part of the project to relocate utility and phone and cable lines underground between First and Third Streets south of Oak Street. The DDA felt this opportunity was uniquely manifest with the projects underway and feasible at this time and that this project would beautify the Downtown skyline by removing unsightly poles. There is no cost to the business for this pipe work.

Moved by Rose, support by Groat to support the amendment and forward this request to the City Council.

Line Item 499-200-850-519 Land Purchase to include an amount of \$8,200 to take care of obligations

incurred as part of the Morningstar work and as agreed to by the DDA in February, 2006. The work creates a standing report that can be applied to other projects at that site.

Moved by Rose, supported by to support the amendment and forward this request to the City Council.

Line Item 499-200-725-115 To add a line item for Overtime in the amount of \$4,000 for the purpose of covering 272 staff hours for after hour and weekend special events work and meetings minute taking. The DDA had discussed that the Secretary shall be paid for work after hours at previous meetings but had taken no action. There is no policy for compensatory time.

Please consider these amendments for approval. The DDA fund balance is sufficient to cover these expenditures at this time.

Sincerely,

Lisa Hooper, AICP Executive Director, Downtown Development Authority

November 15, 2006

The Honorable Mayor James R. DeSana and City Council
City Hall, Wyandotte, Michigan

Dear Mayor DeSana and Council Members:

On November 15, 2006, proposals for File #4412 – Boiler Replacement at City Hall were opened and read aloud. A tabulation of the proposals is as follows:

BIDDER BID PRICE

Gee & Missler Inc.
744 Vinewood
Wyandotte, MI 48192 \$24,750.00 Bond

William E. Walter, Inc.
1917 Howard Ave.
P.O. Box 391
Flint, MI 48501 \$29,487.00 Bond

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Detroit Boiler Company
2931 Beaufait
Detroit, MI 48207 \$29,567.00 Bond

Great Lakes Service Group
3821 Maple Street
Dearborn, MI 48126 \$37,347.00 Bond

Western Mechanical
22630 Fifteen Mile Rd
Clinton Twp, MI 48935 \$48,500.00 Bond

The undersigned recommends that the City accept the proposal from Gee & Missler of Wyandotte, Michigan in the amount of \$24,750.00 as the best bid received meeting specifications.

Very truly yours,

Mark A. Kowalewski Todd Drysdale
City Engineer Director of Administrative/Financial Service

November 14, 2006

The Honorable Mayor James R. DeSana and City Council
City Hall, Wyandotte, Michigan

Dear Mayor and Council Members:

Attached please find the Purchase Agreement for the City to acquire the single family at 1170 22nd Street in the amount of \$55,000.00 from UDAG Area Funds

If this meets with your approval, I recommend that the Department of Legal Affairs be directed to prepare the necessary sale documents and the Mayor and Clerk be authorized to execute same.

Very truly yours,

Mark A. Kowalewski, City Engineer

November 14, 2006

The Honorable James R. DeSana and City Council
City Hall, Wyandotte, Michigan

RE: 12 Foot wide public alley Lot Size: 12' xz 129.76'

Dear Mayor DeSana and City Council Members:

Enclosed is an Agreement for the City to sell the 12 foot vacated alley to Ms. Tammy Ramos, the adjacent property owner at 144 Ford Avenue, Wyandotte in the amount of \$600.00 for the construction of a driveway. The City will retain an Irrevocable Negative Reciprocal Easement over this property should the City sell the vacant adjacent property. This Easement will be for a shared driveway.

If Council concurs with this sale, the attached Resolution will authorize Mayor and Clerk to execute the necessary documents.

Very truly yours,

Mark A. Kowalewski, City Engineer

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November 16, 2006

The Honorable Mayor DeSana and City Council
City Hall, Wyandotte, Michigan

RE: Demolition of Various Structures within the City of Wyandotte – File #4411

Dear Mayor DeSana and Council Members:

The City of Wyandotte Engineering and Building Department solicited for bids for the Demolition of Various Structures within the City of Wyandotte on November 15, 2006. The bids for the referenced project were opened and read aloud in the City of Wyandotte Council Chambers. The following bids were received:

BIDDER CITY BID PRICE

21st Century Salvage Ypsilanti, MI \$18,600.00

Pro Excavating Riverview, MI \$23,900.00

Blue Star Inc Warren, MI \$25,200.00

Excavation Services & Contracting Taylor, MI \$28,625.00

Able Demolition Inc Shelby Twp, MI \$28,800.00

Homrich Inc Carleton, MI \$32,700.00

The bid from 21st Century Salvage is a fair and reasonable bid which meets the requirements of the bid specifications. The City of Wyandotte Engineer Department recommends that the bid from 21st Century Salvage be accepted for \$18,600.00. If the above proposal meets with Council's approval, the undersigned recommends that Council authorize the undersigned to execute the necessary documents to perform the work.

Very truly yours,

Mark A. Kowalewski, City Engineer

PETITION

PETITION FROM DONALD KUHN REQUESTING FOUR WAY STOP SIGNS BE ERECTED AT THE CORNERS OF 20TH AND CEDAR AND 20TH AND WALNUT

REPORTS AND MINUTES

Retirement Commission Meeting November 15, 2006
Tax Increment Finance Authority August 15, 2006
Brownfield Redevelopment Authority August 15, 2006

Zoning Board of Appeals & Adjustments November 1, 2006

CITIZEN PARTICIPATION

Donald Kuhn, 2098 – 20th, many children – traffic heavy and fast. Four-way stop signs needed.

Larry Rushlow, 2092 – 20th, what is involved in traffic study? Sgt Pouliot will call you. Fast traffic in area.

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RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Browning, Fricke, Kolakowski, Peterson, Ptak

Absent: Councilperson Sutka

RESOLUTIONS

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

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 Jason Ptak
Supported by Councilperson Todd Browning
ROLL ATTACHED

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that the communications from Mayor DeSana and Jody Chansuolme, Museum Director dated November 16, 2006 relative to the proposed creation of an arts center in Wyandotte are hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council CONCURS in the recommendations of the Mayor to move forward with this project as follows:

1. Appoint a committee comprised of Todd Drysdale, Director of Financial and Administrative Services, Mark Kowalewski, City Engineer, Joseph Voszatka, Director of Community Development and Jody Chansuolme, Director of Museums to negotiate with the owners of the former Masonic Temple building, 81 Chestnut and Ric Geyer, project developer as a possible site for the arts center.
2. Conduct an open house on Sunday, November 26, 2006 at 2:30 p.m., so that those who will be negotiating with the owners of the building and Ric Geyer, the project developer along with the public will be familiar with the building.
3. Direct Jody Chansuolme to schedule a tour of Mr. Geyer's "4731" possibly utilizing the trolley so that the negotiating team can visually assess his accomplishments.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
YEAS: Councilmembers Browning Fricke Kolakowski Peterson Ptak
NAYS: None

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Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that item # 2 regarding the Amendment of the Charter to make the City Treasurer an Appointive Position is hereby held in abeyance for three (3) weeks to permit the Mayor to contact the Wyandotte School District to determine whether the school board would be willing to split the costs for an election to be held on May 8, 2007 which would consist of a school board election and a special city election to consider a charter amendment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
ROLL ATTACHED

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that the communication from Lisa Hooper, AICP Executive Director, Downtown Development Authority dated November 14, 2006 relative to various budget amendments is hereby referred to the Director of Financial and Administrative Services for a review and report back to Council in two weeks.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
ROLL ATTACHED

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer and Director of Financial and Administrative Services regarding File # 4412-Boiler Replacement at City Hall and hereby accepts the proposal from Gee & Missler of Wyandotte, Michigan in the amount of \$ 24,750.00 from account # 295-200-825-355; AND BE IT FURTHER RESOLVED that all bid bonds be returned to the unsuccessful bidder by the City Clerk and all bid checks be returned to the unsuccessful bidder by the City Treasurer.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
YEAS: Councilmembers Browning, Fricke, Peterson, Ptak
NAYS: Councilman Kolakowski

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Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to acquire the property at 1170-22nd Street in the amount of \$55,000.00 to be appropriated from UDAG Area Funds; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and Clerk are hereby authorized to sign said documents.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning

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

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer dated November 16, 2006 regarding the sale of the public alley adjacent to 144 Biddle Avenue and that the Council accept the offer of Tammy Ramos in the amount of \$600.00 and that the Mayor and City Clerk are hereby authorized to execute the necessary documents subject to the approval of the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
YEAS: Councilmembers Browning, Fricke, Kolakowski, Peterson, Ptak
NAYS: None

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer File # 4411-Demolition of Various Structures within the City of Wyandotte to accept the bid of 21st Century Salvage of Ypsilanti, Michigan in the amount of \$18,600.00 from account # 492-200-850-519 and that all bid bonds be returned to the unsuccessful bidders by the City Clerk and that all bid checks be returned to the unsuccessful bidders by the City Treasurer and that the Mayor and City Clerk are authorized to execute the necessary documents to perform said work.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
YEAS: Councilmembers Browning, Fricke, Kolakowski, Peterson, Ptak
NAYS: None

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Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that the Petition from Donald Kuhn, 2098-20th Street and others requesting to have Four (4) Way Stop Signs erected on the corners of 20th and Cedar and 20th and Walnut is hereby referred to the Chief of Police, Traffic Department and Fire Chief for a review and report back to Council in three weeks.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
ROLL ATTACHED

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that the meeting of November 27, 2006 is hereby CANCELLED due to the THANKSGIVING HOLIDAY.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak
Supported by Councilperson Todd Browning
YEAS: Councilmembers Browning, Fricke, Kolakowski, Peterson, Ptak

NAYS: None

Wyandotte, Michigan November 20, 2006

RESOLUTION by Councilperson Jason Ptak

RESOLVED by the City Council that the total bills and accounts in the amount of \$1,938,201.29 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Jason Ptak

Supported by Councilperson Todd Browning

YEAS: Councilmembers Browning, Fricke, Kolakowski, Peterson, Ptak

NAYS: None

ADJOURNMENT

MOTION by Councilperson Jason Ptak

Supported by Councilperson Todd Browning

That we adjourn.

Carried unanimously.

Adjourned at 8:57 p.m.

November 20, 2006

William R. Griggs, City Clerk