



Minutes - January 8th. 2007

Wyandotte, Michigan January 8, 2007

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

ROLL CALL

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

Absent: Councilperson Fricke

COMMUNICATIONS – MISCELLANEOUS

December 17, 2006

The Honorable James R. DeSana and Council Members 3131 Biddle Ave
Wyandotte, MI 48192

Dear Mr. DeSana and Council Members:

On behalf of my neighbor, Larry Rushlow, and myself, I would like to extend my sincere appreciation for the support you gave to the residents of 20th Street regarding the placement of stop signs on Cedar and Walnut.

This has been a concern for some time because people seem to view 20th Street as a thoroughfare and exceed the 25 m.p.h. posted for residential areas. This not only endangered our children playing in the area, but pets and the elderly.

I was happy to see that 20th Street is no longer recognized as the standard ambulance and fire route for emergency vehicles, and therefore, measures could be taken to remedy the traffic situation.

Again, please accept our thanks for the support and we will continue to support our city government in any endeavors necessary to ensure the well-being of Wyandotte.

Sincerely,
Donald Kuhn and Larry Rushlow
2098 – 20th

1/4/2007

City Clerk, City of Wyandotte
Wyandotte, MI 48192

To whom it may concern:

Sincerely,

Tim Adkins
Rapp & Son Inc. 3767 11 th Street Wyandotte MI

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

January 4, 2006

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

RE: Phase II ESA Site Investigation — Police and Court Building Dear Mayor DeSana and Council Members:

Dear Mayor DeSana and Council Members:

The City of Wyandotte Engineering and Building Department solicited a proposal from Dzuirman Associates, P.C. to provide the following services:

Drill five borings, each extending 15 feet below the ground surface;
Perform laboratory tests on recovered samples; and,
Summarize findings and analysis in a report.

Dzuhnian Associates, P. C. submitted a cost to provide these services for \$5,000.00.

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

January 4, 2007

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

Dear Mayor DeSana and Council Members:

Enclosed is the Intergovernmental Agreement between Wayne County, the City of Southgate and the City of Wyandotte for the resurfacing of Quarry Road from Pennsylvania to Fort Street. The total project cost is estimated at \$405,150.00 of which \$15,575.00 would be Wyandotte's share. The funds are budgeted within the Major Street Fund.

I recommend the Mayor and Clerk be authorized to sign said agreement. Very truly yours,

Mark A. Kowalewski City Engineer

REPORTS AND MINUTES AND CASH RECEIPTS

Financial Services Daily Cash Receipts, December 5-December 14, 2006 \$168,744.10
Municipal Service Commission Meeting September 26, 2006
Municipal Service Commission Meeting October 24, 2006
Municipal Service Commission Meeting November 6, 2006
Municipal Service Commission Meeting November 21, 2006

CITIZEN PARTICIPATION

None

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Fricke

HEARING

HEARING TO ESTABLISH AN OBSOLETE PROPERTY REHABILITATION DISTRICT No. 7 FOR 204 OAK STREET

January 3, 2007

The Honorable Mayor James R. DeSana
And City Council
City Hall

Re: Resolution to establish Obsolete Property Rehabilitation District No. 7 for 204 Oak St.

Dear Mayor and Council,

In accordance with a Council resolution adopted on December 11, 2006, and the Obsolete Property Rehabilitation Act, a public hearing has been scheduled to consider establishing an Obsolete Property Rehabilitation District for the property at 204 Oak Street. The applicant previously submitted a written request to the Mayor and Council on December 7, 2006 (see Enclosure No. 1). Per the enclosed letter from the City Assessor (see Enclosure No. 2), the property qualifies as an obsolete property.

The Act allows for a reduction in property taxes to encourage rehabilitating obsolete commercial property. Establishing the District is the first step in the process. The next step involves filing an application for an exemption certificate that must be approved by both the Council and the State Tax Commission. The application will include detailed information on the nature and extent of the rehabilitation.

If the District is created and a certificate is eventually approved, a tax known as the Obsolete Properties Tax would be levied upon the building for 1-12 years, with the actual duration to be determined by the Council (see Enclosure No. 3 for an estimate of the tax). The exemption would not apply to the taxable value of the land or any new personal property.

The undersigned recommends that the Council establish an Obsolete Property Rehabilitation District to encourage the redevelopment of the building. If you concur with this recommendation, the appropriate resolution is enclosed (Enclosure No. 4).

Very truly yours,

Joseph M. Voszatka
Community Development Director

Thomas Bidari, ADB Properties, requested Council's approval of this project.

RESOLUTIONS

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilpersons Johnny Kolakowski

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 Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
ROLL ATTACHED

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilpersons Johnny Kolakowski

RESOLVED by the City Council that the communication from Donald Kuhn, 2098-20th and Larry Rushlow, 2092-20th Street, thanking Mayor and Council for the placement of stop signs on 20th and Cedar is hereby received and placed on file with a copy forwarded to the Fire Chief.

I move the adoption of the foregoing resolution

MOTION by Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
ROLL ATTACHED

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilpersons Johnny Kolakowski

RESOLVED by the City Council that the communication from Tim Adkins, Rapp & Sons Inc., 3767-11th Street, Wyandotte requesting the placement of a gate to close off the dead end alley behind their business is hereby referred to the City Engineer, Department of Municipal Service and Community Development Director for a review and report back in two weeks.

I move the adoption of the foregoing resolution

MOTION by Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
ROLL ATTACHED

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilpersons Johnny Kolakowski

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer regarding the proposal from Dzuirman Associates P.C. for Phase II ESA Site Investigation work for the Police and Court Building in the amount of \$5,000.00 from Account # 400-136-825.340. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk authorizes the City Engineer to execute the necessary documents to perform said work.

I move the adoption of the foregoing resolution

MOTION by Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
YEAS: Councilmembers Browning, Peterson, Ptak, Sutka
NAYS: Councilman Kolakowski
Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilpersons Johnny Kolakowski

RESOLVED by the City Council that WHEREAS, the Charter City of Wyandotte believes quality roads are a vital part of any community, and WHEREAS, the County of Wayne has committed to resurfacing Quarry Road in an area generally described as Quarry Road from Pennsylvania to Fort Street and the City of Wyandotte will assist financially in the resurfacing of the road, and WHEREAS, the City of Wyandotte will provide payment to the County of Wayne in the amount of \$15,575.00 (as found in Exhibit A to this Agreement) towards the total cost of the project; and NOW, THEREFORE, BE IT RESOLVED, that Wyandotte City Council does hereby APPROVE the proposed Agreement between the City of Wyandotte and County of Wayne for the resurfacing of Quarry Road from Pennsylvania to Fort Street and BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the Agreement on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution

MOTION by Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
YEAS: Councilmembers Browning, Kolakowski, Peterson, Ptak, Sutka
NAYS: None

RESOLUTION APPROVING THE ESTABLISHMENT OF AN OBSOLETE PROPERTY REHABILITATION DISTRICT PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE OBSOLETE PROPERTY REHABILITATION ACT, PUBLIC ACT 146 OF 2000, AS AMENDED

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilmember Johnny A. Kolakowski

RESOLVED BY THE CITY COUNCIL THAT:

WHEREAS, on June 6, 2000, Public Act 146 of 2000, known as the Obsolete Property Rehabilitation Act (the Act), was signed into law; and

WHEREAS, as of June 6, 2000, the City of Wyandotte was a Qualified Local Governmental Unit under Section 2 (k) of the Act; and

WHEREAS, the City Council concurs with the determination of the City Assessor that the building at 204 Oak Street suffers in excess of 50% functional obsolescence and qualifies as a "blighted obsolete property" as defined in the Obsolete Property Rehabilitation Act, Act 146 of 2000, and the Brownfield Redevelopment Financing Act, Act 381 of 1996. More specifically, the building meets the following criteria:

Has had the utilities, plumbing, heating and other interior improvements disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

WHEREAS, said property complies with the definition of commercial property provided in the Addendum to said Act; and

WHEREAS, said property is obsolete property in an area characterized by obsolete commercial property; and

WHEREAS, on December 7, 2006, the property owner, ADB Properties, LLC, submitted a letter requesting that the Council establish an Obsolete Property Rehabilitation District for the property at 204 Oak Street; and

WHEREAS, on December 11, 2006, the City Council adopted a resolution authorizing the City Clerk to complete the actions necessary for the Council to consider establishing an Obsolete Property Rehabilitation District for said property; and

WHEREAS, a public hearing notice was published not less than 10 days or more than 30 days before the date of the hearing and written notice was sent via certified mail to the owners of all real property within the proposed Obsolete Property Rehabilitation District notifying them of a public hearing held on January 8, 2007; and

WHEREAS, the City of Wyandotte is authorized under the provisions of PA 146 of 2000 to establish Obsolete Property Rehabilitation Districts by resolution;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds and determines that the property at 204 Oak Street is obsolete commercial property in an area characterized by obsolete commercial property; and

BE IT FURTHER RESOLVED, that Obsolete Property Rehabilitation District No. 7 is hereby established for the property at 204 Oak Street, said property more fully described as:

Lot 8 excluding the North 56.25 feet thereof, Block 84; PLAT OF PART OF WYANDOTTE IN THE TOWNSHIP OF ECORSE, being a part of Fractional Sections 28, 32, 33 and part of Section 29, T.3 S., R.11 E., City of Wyandotte, Wayne County, Michigan, as recorded in Liber 57 of Deeds, Page 5 of Wayne County Records.

I move the adoption of the foregoing resolution.

MOTION by Councilmember Johnny A. Kolakowski
SUPPORTED by Councilmember Patrick J. Sutka
YEAS: Councilpersons Browning, Kolakowski, Peterson, Ptak, Sutka
NAYS: None
ABSENT: Councilperson Fricke

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilmember Johnny A. Kolakowski

RESOLVED by the City Council that the Council meeting of January 15, 2007 is hereby CANCELLED due to the MARTIN LUTHER KING OBSERVANCE.

I move the adoption of the foregoing resolution
MOTION by Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
YEAS: Councilmembers Browning, Kolakowski, Peterson, Ptak, Sutka
NAYS: None

Wyandotte, Michigan January 8, 2007

RESOLUTION by Councilmember Johnny A. Kolakowski

RESOLVED by the City Council that the total bills and accounts in the amount of \$1,946,227.54 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution
MOTION by Councilman Johnny A. Kolakowski
Supported by Councilman Patrick J. Sutka
YEAS: Councilmembers Browning, Kolakowski, Peterson, Ptak, Sutka
NAYS: None

ADJOURNMENT

MOTION by Councilperson Johnny Kolakowski
Supported by Councilperson Patrick J. Sutka
That we adjourn.
Carried unanimously.
Adjourned at 7:20 P.M.
January 8, 2007

William R. Griggs, City Clerk