



## Minutes - September 15th, 2008

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Wyandotte, Michigan September 15, 2008

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, Sutka

Absent: None

COMMUNICATIONS MISCELLANEOUS:

The Honorable Mayor James R. DeSana and City Council  
City Hall, 3131 Biddle Avenue  
Wyandotte, MI 48192

September 11, 2008

Dear Honorable Mayor and City Council Members:

Mercury Manufacturing Company located at 1212 Grove Street is submitting to the City of Wyandotte its Michigan Industrial Facilities Exemption Certificate application for new projects located at 3841 13th Street under the Industrial Development District No. 21.

Mercury Manufacturing wishes to thank the Community Development Director, the City Engineer, the City Assessor, the City Clerk and the Mayor and Council for their continued assistance.

Respectively,

Greg Gould, Operations Manager  
Mercury Manufacturing Company

PERSONS IN THE AUDIENCE

Salem Darany, 3366- Biddle, every business needs to keep costs in line. Read the following letter:

Mayor James DeSana and Council  
3131 Biddle September 15, 2008  
Wyandotte MI 48192

Wyandotte Big Boy has been chosen as a 2008 Presidential Award Winner. This award is based on a comprehensive review of the entire operation of every Big Boy in the country only the top 5% receive the honor. I would like to personally thank Ruthanne Kingsley and the 50 employees that make your Wyandotte Big Boy the best of the best.

My Assessment has been paid in full. Some have said this personal, to them I say I lead a wonderful life Family, Friends, and Service to Community I am truly blessed. I won't ever let your lack of support for my business affect my personal life. I have had a problem with this assessment from the beginning. Now I receive a letter informing me I was completely correct in my contention. Please let me know when and where I can pick up a corrected schedule for sad 845

At the last meeting I listened as JD the new site manager for BASF inferred at length how the city needs to partner with BASF to help keep costs in line to keep his plant competitive. Well I understand utilities are scheduled to rise, I'm told Wayne County will raise property taxes, and my insurance is going to skyrocket. I feel Big Boy and every other business need that same cooperation. If you think I'm just complaining I guess it's easy because it's not your money. So what suffers Maintenance, Benefits, Jobs, updates, charity, or do you just lock the door How many suits does Chelsea , Dresses can Willow Tree, or hamburgers does

the Big Boy have to sell to cover the cost for these increases. If you think these costs are not negatively affecting business look around every empty building or struggling business is testament to the affect.

My opinion has alienated some powerful people which is unfortunate, I hope they don't miss my message. Every business needs to keep costs in line or die.

Thank you  
Salem Darany, Owner/Operator/Wyandotte Big Boy

Richard Miller, 1202 – 2nd, regarding Goddard maintenance of railroad tracks. Engineer states set requirements for maintenance of railroad tracks. Need to repair railroad tracks at 2nd & Alkali and McKinley & Alkali. Referred to Engineer.

#### COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

September 11, 2008

The Honorable Mayor James R. DeSana and City Council  
3131 Biddle Avenue  
Wyandotte MI 48192

Dear Mayor DeSana and Council Members:

I am writing to suggest that all or a portion of the 2nd floor of the Chase Bank building be considered as space for business incubators, also known as Business Centers or Virtual Offices.

Enclosed are articles I have collected from the New York Times and other publications that speak to the need for this type of space for businesses that are just starting out, as well as those who are established, but may only require a small space to operate their business. My vision would be to create 15-20 spaces. Certain equipment, such as a copy/scanner machine and fax machine could be shared by the businesses. The area would have to be wired for interne access, wireless capabilities and have a conference room and space for presentations to small groups of people.

This revenue-generating venture would be the first of its kind in the Downriver area. People are getting away from operating a business in a corporate setting with high costs. Businesses today need to spend less on operating and overhead costs. New small business owners are increasing in numbers and this would be an ideal opportunity for Wyandotte to provide the atmosphere and opportunity for businesses to be successful.

The Business incubator would be a revenue-generating activity. Daily, monthly or annual fees would be charged based on the amount of space used and would include use of shared business equipment, Internet access or create package deals. Additional fees would be charged for use of the conference room and presentation facility. I would recommend the DDA and WBA have the opportunity to manage the business incubator and develop a plan to market the space to bring more businesses into our downtown area.

The following information will need to be determined: cost of creating desk space, which may include office furniture, cost of the shared business equipment, copier/scanner, and fax machines, etc. Inasmuch as both our City Engineer and Director of Finance are members of the Wyandotte Building Authority, which has jurisdiction of the Chase Bank building, I request that this be referred to both of them and also the DDA, WBA, and Melanie McCoy for a report back in two weeks.

I believe this is an excellent opportunity for us to generate revenue while increasing traffic in the downtown area and offering the new wave of doing business.

Sincerely,

Sheri M. Sutherby-Fricke, Councilmember

September 11, 2008

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

Re: Industrial Facilities Exemption Certificate – BASF Corporation, 1609 Biddle Avenue

Dear Mayor and Council,

Enclosed is an application from the BASF Corporation, 1609 Biddle Avenue, for a 12-year Industrial Facilities Exemption Certificate in Industrial Development District No. 10 and Plant Rehabilitation District No. 5. The application applies to proposed land and building improvements at a total estimated cost of \$11 million.

The application is complete and complies with the requirements of the Michigan Plant Rehabilitation and

Industrial Development Districts Law of 1974, Public Act 198 of 1974, as amended. Consequently, the following proposed resolution establishes October 6, 2008, as the date of a public hearing on the issuance of an Exemption Certificate.

The undersigned recommends that the Council adopt the following resolution authorizing the City Clerk to complete the procedural items necessary to consider approving the application.

Very truly yours,

Todd Drysdale, Director of Financial and Administrative Services

September 11, 2008

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

RE: Former 118 Goddard, Wyandotte, MI Lot Size: 30' x 100'

Dear Mayor DeSana and City Council Members:

Enclosed please find a Purchase Agreement for the sale of 15 feet of the above captioned property to Duane Shelton, the adjacent property owner, at 120 Goddard, Wyandotte, in the amount of \$1,500.00. The combination of the two (2) parcels will result in one (1) parcel measuring 45' x 100'.

The attached resolution will authorize the Mayor and City Clerk to execute the necessary documents.

Very truly yours,  
Mark A. Kowalewski, City Engineer  
Colleen A. Keehn, City Assessor

September 11, 2008

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

Dear Mayor DeSana and City Council Members:

The Engineering Department met with Mr. Hubbard, the Leasee of the property at 3017 Biddle Avenue, to discuss his request to place of two (2):decorative shrub urns in front of the door at said location. The urns will project 17" into the County Right-of-Way. City Council has no authority to grant permission for the placement of said urns. The owner of the property, Mr. Dale Sales, should seek permission from Wayne County. Please note that if Wayne County approves this request pedestrian traffic will not be obstructed.

Very truly yours,

Mark A. Kowalewski, City Engineer

September 11, 2008

The Honorable Mayor and City Council  
City Hall, Wyandotte, Michigan 48192

Dear Mayor and Council Members:

Please find attached list of services performed by the City of Wyandotte that have not yet been paid. The services were adjusted to include a minimum charge of thirty dollars (\$30.00). In accordance with Section 222 of the City Charter, said charges should be placed as a special assessment against property.

Very truly yours,  
Mark A. Kowalewski, City Engineer

September 11, 2008

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

Wyandotte, Michigan

Dear Mayor DeSana and City Council Members:

Attached is the Neighborhood Enterprise Zone Application for the following property: 324 Pine

The attached resolution will authorize the City Clerk to execute said applications.

Very truly yours,  
Mark A. Kowalewski City Engineer

**AUTOMATIC REFERRAL:**

1. Request (A) Roosevelt High School Instrumental Music Department requesting to block Maple Street between 5th and 6th Streets to allow equipment trailer/buses easy access to the RHS gym parking lot off of Maple Street at approximately 4:30 pm. until 10:00 p.m. (PERMISSION GRANTED) Copies to Police , Fire and Department of Public Service .

Request (B) Roosevelt High School Instrumental Music Department requesting the following for the fourth annual downriver Fanfare to be held on TUESDAY, SEPTEMBER 30, 2008 at the Roosevelt High School: Reserve Parking at the southwest corner to City Lot # 7 at Third and Eureka, adjacent to the Yack Arena electronic sign for School Buses. Reserve parking would begin at approximately 4:30 p.m. and would end at 10:00 p.m. (PERMISSION GRANTED) Copies to Police, Fire and Department of Public Services.

2. Wayne County Sponsored Household Hazardous Waste Collection Saturday, November 8, 2008 from 8:00 a.m. to 2:00 p.m. at Westland DPS Yard, 37137 Marquette, just east of Newburgh Road.

**REPORTS AND MINUTES AND CASH RECEIPTS**

Financial Services Daily Cash Receipts September 9, 2008 \$4,145.34  
Fire Commission Meeting August 11, 2008  
Fire Commission Meeting August 12, 2008  
Recreation Commission Meeting September 9, 2008  
Beautification Commission Meeting August 26, 2008  
Zoning Board of Appeals & Adjustments September 3, 2008

**CITIZEN PARTICIPATION**

Richard Miller, 1202 – 2nd, regarding item #2 - business incubators. These recent laws are not in our best interest to enact in City buildings. This is a DDA issue. Asks we not be involved.

**RECESS**

**RECONVENING**

**ROLL CALL**

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

Absent: None

**FINAL READING OF ORDINANCE**

**AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING ORDINANCE BY  
AMENDING ARTICLE XXIV – GENERAL PROVISIONS SECTION 2404.Q Parking Layout**

**CITY OF WYANDOTTE ORDAINS:**

Section 1. Amendment.

The following Section of the City of Wyandotte Zoning Ordinance entitled Article XXIV General Provisions, Section 2404.Q Parking layout shall be amended to read as follows:

For all new parking areas and used car lots of six (6) or more spaces, and all existing parking areas and used car lots to be reconstructed consisting of twenty (20) or more spaces, the following requirements shall apply. These requirements shall also apply to existing parking lots that are reconfigured or add additional parking spaces. If the existing parking lot consists of twenty (20) or more spaces, these requirements shall apply when 50% of the parking lot area is reconstructed. The off-street parking area shall have a planting area of at least five (5) feet in width along any abutting dedicated street right-of-way. Additional planting areas shall be required equaling at least ten (10) square feet in area for each parking space. Parking and used car lots of twenty (20) or more parking spaces shall provide fifteen (15) square feet of landscaping for each parking space. Planting areas shall be so located as to divide and break-up the expanse of paving. Landscape planting areas shall be subject to the requirement of Section 2407 of this ordinance.

Section 2. Severability.

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

Section 3. Effective Date.

This Ordinance shall take effect fifteen (15) days from the date of its passage by the Wyandotte City Council and shall be published along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption. The notice of adoption shall include the text of the amendment, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

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

YEAS: Councilpersons Browning, Fricke, Kolakowski, Peterson, Ptak, Sutka

NAYS: None

ABSENT: None

I hereby approve the adoption of the foregoing Ordinance this 15th day of September, 2008.

CERTIFICATION

We, the undersigned, James R. DeSana and William R. Griggs, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, 15TH day of September, 2008.

William R. Griggs, City Clerk James R. DeSana, Mayor

RESOLUTIONS

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

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 Councilmember Patrick J. Sutka

Supported by Councilmember Johnny A. Kolakowski

ROLL ATTACHED

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that the application for an Industrial Facilities Exemption Certificate for new projects located at 3841-13th Street submitted by Mercury Manufacturing Company, 1212 Grove Street is hereby referred to the Director of Financial and Administrative Services for processing.

I move the adoption of the foregoing resolution.

MOTION by Councilmember Patrick J. Sutka

Supported by Councilmember Johnny A. Kolakowski

ROLL ATTACHED

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that the communication from Sheri M. Sutherby-Fricke, Councilmember relative to the consideration of the 2nd floor of the Chase Bank building as space for business incubators,

also known as Business Centers or Virtual Offices is hereby referred to the Finance Director and Budget Committee. AND BE IT FURTHER RESOLVED that the Finance Director be directed to facilitate a future budget meeting for the purpose of strategic planning related to city-owned properties.

I move the adoption of the foregoing resolution.

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

RESOLUTION SETTING A HEARING ON THE ISSUANCE OF AN INDUSTRIAL FACILITIES  
EXEMPTION CERTIFICATE

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilperson Patrick J. Sutka

RESOLVED by the City Council that:

WHEREAS, Pursuant to Act No. 198 of the Public Acts of 1974, as amended, the City of Wyandotte has established Wyandotte Industrial Development District No. 10 and Wyandotte Plant Rehabilitation District No. 5, covering the property commonly known as 1609 Biddle Avenue, Wyandotte, Michigan; AND

WHEREAS, BASF Corporation, owner of realty located within said District No. 10 and District No. 5, has applied for an Industrial Facilities Exemption Certificate under provisions of Michigan Public Act 198 of 1974, as amended, Section 5 (1); AND

WHEREAS, Michigan Public Act 198 of 1974, as amended, Section 5 (2) provides that before action upon an application for an Industrial Facilities Exemption Certificate, 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 of BASF Corporation, for an Industrial Facilities Exemption Certificate dated August 18, 2008, shall remain on file in the office of the City Clerk where it was received on August 19, 2008.
2. That the City Council shall meet in the City Council Chambers, Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan, on October 6, 2008, 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 BASF's application for an Industrial Facilities Exemption Certificate with regards to operations within Wyandotte Industrial Development District No. 10 and Wyandotte Plant Rehabilitation District No. 5.
3. That the City Clerk immediately inform, by certified letter, 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 Industrial Development District No. 10 and Wyandotte Plant Rehabilitation District No. 5, and has now received and will consider applications for Industrial Facilities Exemption Certificates within said District No. 10 and District No. 5.
  - b. That the City Council shall meet on October 6, 2008, in the City Council Chambers, Wyandotte City Hall, 3131 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 new land and building improvements, with a total estimated project cost of \$11 million constructed, acquired and installed on the property commonly known as 1609 Biddle Avenue.
  - d. That the City Clerk is hereby directed to publish notice in substantially the following form in the News Herald, Wyandotte Edition:

NOTICE OF HEARING ON THE ISSUANCE OF AN INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE UNDER ACT 198 OF THE PUBLIC ACTS OF MICHIGAN, 1974 AS AMENDED

PLEASE TAKE NOTICE: That on the 6th day of October 2008, at 7:00 p.m., Local Time, a public hearing will be held in the City Council Chambers, Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan, on the application of the BASF Corporation for the issuance of an Industrial Facilities Exemption Certificate under Act No. 198 of the Public Acts of Michigan, of 1974, as amended, for the purchase of land and building improvements at a total estimated project cost of \$11 million and located in

Wyandotte Industrial Development District No. 10 and Wyandotte Plant Rehabilitation District No. 5, 1609 Biddle Avenue, Wyandotte, Michigan. Further information may be obtained by contacting the Director of Financial and Administrative Services at (734) 324-4566.

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

I move the adoption of the foregoing resolution.

MOTION BY COUNCILPERSON Patrick J. Sutka  
SUPPORTED BY COUNCILPERSON Johnny A. Kolakowski  
ROLL ATTACHED  
Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that Council CONCURS with the communication from the City Engineer and City Assessor dated September 11, 2008 regarding the former 118 Goddard, Wyandotte; AND BE IT FURTHER RESOLVED that Council accepts the offer from Duane Shelton to acquire 15 feet of the former 118 Goddard in the amount of \$1,500.00; AND BE IT FURTHER RESOLVED that closing must be completed by November 7, 2008 or the price to acquire this property will increase to \$3,000.00; 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 Councilmember Patrick J. Sutka  
Supported by Councilmember Johnny A. Kolakowski  
YEAS: Councilmembers Browning, Fricke, Kolakowski, Peterson, Ptak, Sutka  
NAYS: None

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that the communication from the City Engineer dated September 11, 2008 regarding the request from Mr. Hubbard to place two (2) urns in the City right-of-way at 3017 Biddle Avenue is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the property owner should seek approval from Wayne County for the placement of said urns

I move the adoption of the foregoing resolution.

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

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that Council CONCURS in the recommendation as set forth in the City Engineer's communication and hereby refers said communication to the City Assessor and directs the City Assessor to levy said charges in accordance with Section 222 of the City Charter as a special assessment against the properties.

I move the adoption of the foregoing resolution.

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

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer dated September 11, 2008, regarding the application for Neighborhood Enterprise Zone for the property at 324 Pine; AND BE IT FURTHER RESOLVE that the City Clerk is hereby authorized to execute applications for a 12 year Neighborhood Enterprise Zone for the property at 324 Pine; AND BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to execute said applications for a 12 year Neighborhood Zone Certificate.

I move the adoption of the foregoing resolution.

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

Wyandotte, Michigan September 15, 2008

RESOLUTION by Councilmember Patrick J. Sutka

RESOLVED by the City Council that the total bills and accounts in the amount of \$2,632,579.27 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

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

ADJOURNMENT

MOTION by Councilperson Patrick Sutka  
Supported by Councilperson Johnny A. Kolakowski  
That we adjourn  
Carried unanimously.  
Adjourned at 7:58 p.m.  
September 15, 2008

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William R. Griggs, City Clerk

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