



Minutes - March 9, 2009

Wyandotte, Michigan March 9, 2009

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

ROLL CALL

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

Absent: Councilperson Browning

COMMUNICATIONS MISCELLANEOUS

February 20, 2009

Mayor DeSana and Council 3131 Biddle Avenue
Wyandotte, MI 48192

Mayor DeSana and Council:

First, I would like to thank you for your support and of the Relay For Life of Wyandotte event in the past. Last year, the Relay For Life of Wyandotte raised over \$31,400. Over 250 people from your community participated in this event. What a success!

The American Cancer Society's signature event, Relay For Life, is once again going to be held at Memorial Park, in Wyandotte on June 6-7, 2009. Participants will join us from across metro Detroit, and we again are asking for your help in supporting this awesome event.

One in three Americans will get cancer in their lifetime. Today, slightly more than half of cancer patients survive. This survival rate can be increased through more research and greater community awareness of health issues. The Relay For Life gives Wyandotte an opportunity to fight back – to make a difference in the battle against cancer.

The Relay For Life of Wyandotte Volunteer Committee and myself, Jenny McFarlane the Relay For Life of Wyandotte American Cancer Society staff partner, request the opportunity to be added to the City Council Agenda on March 9 to speak about Relay For Life of Wyandotte and invite everyone to our Kick-off event on March 11. If you have any questions regarding the 2009 Relay For Life of Wyandotte, please contact Jenny McFarlane at 248.663.3444 or Jennifer.McFarlane@cancer.org.

Respectfully Submitted,

Jenny McFarlane
American Cancer Society Relay For Life of Wyandotte

PERSONS IN THE AUDIENCE

Natalie Rankine, regarding Purple Heart Memorial, we need to raise more money, need \$64,000.00.

Imogene/Downriver Council of the Arts thanked Mayor & Council.

Mike Pengally, 4645 – 17th, regarding Spaghetti Dinner (Jaycee Fundraiser) on March 22, 2009 at Copeland Center.

COMMUNICATIONS FROM CITY & OTHER OFFICIALS

March 5, 2009

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

Dear Mayor DeSana and City Council Members,

Attached for your review and approval are necessary 2009 Fiscal Year budget amendments required to meet General Fund and Special Revenue Fund obligations. The attached budget amendments also keep the City in compliance with Public Act 621 of 1978.

The undersigned recommends that the City Council approve the budget amendments as outlined on Attachment A of this communication. If you should have any questions, comments or concerns, please do not hesitate to contact me.

Sincerely,

Robert J. Szczechowski
Deputy Treasurer/Assistant Finance Director

March 3, 2009

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

Dear Mayor DeSana and City Council Members:

On February 18, 2009, proposals for File #4471 – 2009 CDBG Playground Equipment in the City of Wyandotte were opened and read out loud. A tabulation of the proposals is as follows:

Bidder Bid Amount
Saf Play Services, Inc. \$22,032.14
1200 N. Milford Road
Highland, MI 48357

S & D Field Service \$23,655.00
5952 Globe
Westland, MI 48182

Playworld Midstates No Bid
Tanglewood Circle
Clinton Twp., MI 48038

The undersigned recommends the acceptance of the proposal from S & D Field Service of Westland, Michigan in the amount of \$23,655.00 as the best bid received meeting specifications. The Recreation Department is standardizing as much of its playground equipment as possible. S & D Field Services will be using a Playland brand play structure which the Recreation Department will be utilizing as their standard. The City has had good results with Playland equipment in the past. Further, the City has worked with S & D Field Services in the past and have been very satisfied with their work and customer service.

Very truly yours,

Mark A. Kowalewski, City Engineer
Frederick E. Pischke, Superintendent of Recreation

March 4, 2009

The Honorable Mayor James R. DeSana and City Council

City Hall, Wyandotte, Michigan

Dear Mayor James DeSana and City Council Members:

Fidelity Bank has foreclosed on the property at 641-659 Vinewood (the Vinewood Village Condominium Project) and is now the property owner. Fidelity Bank plans to finish construction on the 10 existing units. In order for them to proceed with a Brownfield Plan and Michigan Business Tax Credit application, the City must declare the structures at 641-659 Vinewood as "blighted" as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended (see Enclosure 1), based on the following criteria:

1. The partially constructed structures, commonly known as 641-647 Vinewood (units 1-4) and 649-657 Vinewood (units 5-10), are an attractive nuisance to children because of the physical condition, as evidenced by the following: broken windows (see Enclosure 2); boarded-up windows (see Enclosure 3); no overhead garage doors (see Enclosure 4); unfinished exterior materials are exposed, including rotting plywood and "Tyvek" material that is ripped, torn, and partially detached from building and flapping in the wind (see Enclosure 5); unfinished ground floor porch areas consisting of only a dirt surface for units 5-10 (see Enclosure 6); unfinished exterior construction, including balcony dividing walls and eave overhangs (see Enclosure 7). Construction on all the units was halted in late 2007, and no significant construction activities have occurred in the meantime.
2. The partially constructed structures are an attractive nuisance to children because of their use and occupancy, as evidenced by the following: the vacant, unoccupied, and unsupervised status of all 10 of the units has resulted in acts of vandalism, such as broken windows (see enclosed Investigation Report from the Wyandotte Police Department for details of one reported incident – Enclosure 8), and graffiti on the interior and exterior walls of the project and adjoining screening walls and fences (see Enclosure 9). Moreover, there have been indicators of unauthorized access and use of the interior of the structures, as evidenced by broken beer bottles, spray painted markings, and miscellaneous litter and debris (cigarette packages, potato chip bags, etc.).
3. The structures are considered a fire hazard or otherwise dangerous to the safety of persons or property because piles of debris and building materials are located within the units (see Enclosure 10 for an example), and the fire suppression system required by the building code for the structures doesn't function because it has never been completed or connected to the City's water supply.
4. The utility system for fire suppression has never been properly completed or connected to the City's water supply, and is therefore rendered ineffective so that the property is unfit for its intended residential use.
5. Various property maintenance violations. (see Enclosures 11).

Therefore, the undersigned request Your Honorable Body to adopt the attached resolution concurs with my recommendation to deem this property blighted.

Very truly yours,
Mark A. Kowalewski City Engineer

March 2, 2009

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

Dear Mayor DeSana and Council Members:

On February 25, 2009, proposals for File #4469 – Roof Replacement at the Copeland Center were opened and read out loud. A tabulation of the proposals is as follows:

Bidder Bid Amount Bidder Bid Amount

Fisher Roofing \$33,450.00 Butcher & Baecker \$43,900.00
Dearborn Heights, Michigan Rochester Hills, Michigan

Lutz Roofing Company Inc. \$38,300.00 Holbrook's Roofing Co., Inc. \$44,500.00
Shelby Twp., Michigan Trenton, Michigan

Ann Arbor Roofing Company \$39,727.00 Port Huron Roofing \$50,900.00
Whitmore Lake, Michigan Clyde Twp., Michigan

William Molnar Roofing, Inc. \$40,485.00 LaDuke Roofing & Sheet Metal \$51,890.00
Riverview, Michigan Oak Park, Michigan

Royal Roofing Co., Inc. \$41,500.00 ChristenDetroit \$57,000.00
Orion, Michigan Detroit, Michigan

The undersigned recommends the acceptance of the proposal from Fisher Roofing, Dearborn Heights, Michigan, in the amount of \$33,450.00 as the best bid received meeting specifications.

Very truly yours,

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

March 9, 2009

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

Dear Mayor DeSana and Council Members:

The Department of Engineering has met with Century Cement Company, Inc., in regards to extending their contract for concrete base repair bituminous resurfacing work at various locations in the City of Wyandotte. Ms. Lana Buchner, President of Century Cement, has indicated that they can perform the 2009 Bituminous Street Concrete Base Repair and Resurfacing Program at the unit rates set forth in the contract with the City for the 2008 Bituminous Street Concrete Base Repair and Resurfacing Program, File #4451. The conditions of the contract extension would be as set forth in the attached Amendment to Contract.

The work will be funded from the Major Street Fund Account 202-440-825.460 (\$319,100), Local Street Fund Account 203-440-825.460 (\$182,500), and TIFA Street Fund Account 492-200.825.460 (\$153,500).

The undersigned recommends that this contract extension be approved.

Very truly yours

Mark A. Kowalewski
City Engineer

March 5, 2009

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

Dear Mayor DeSana and City Council Members:

I recommend the City provide American BioEnergy an exclusive option to lease the property at 4200 8th Street pursuant to the enclosed request. The option would provide a six (6) month time frame for American BioEnergy to determine the feasibility of constructing a bioenergy plant. The plant would process sewage sludge in an anaerobic digester which produces biomethane that is utilized to generate electricity.

Very truly yours,

Mark A. Kowalewski City Engineer

March 5, 2009

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

Dear Mayor DeSana and City Council Members:

Enclosed please find an Ordinance which will rescind Section 16 - Soil Erosion and Sedimentation Control of the Code of Ordinances and adopt a new Section 16. These changes are requirements of the Michigan Department of Environmental Quality (MDEQ).

If you concur in this recommendation, I recommend that the first reading for the above changes to the City of Wyandotte Code of Ordinance Section 16 be held at tonight's meeting.

Very truly yours,

Mark A. Kowalewski, City Engineer

Dear Mayor DeSana & Council members,

I would like, at this time, to invite all of you and all of the citizens of the downriver area to our annual St. Patrick's day mass.

This mass will be held on Tuesday March 17th. It will be held at St Joseph Church, the address is 353 Elm Street in Wyandotte.

We will have some of the Ardan Academy of Irish dance step dancers. We also will have Bernie McDonald who is our piper. It is scheduled to begin at 12:00 noon .

After the mass there will be a reception in the church hall and all are invited to attend.

The mass will be celebrated by Father Michael Cremin, and we are looking forward to seeing all of you there.

Sincerely,

Jo Clark, Downriver Irish American Club

REPORTS AND MINUTES:

Police Commission Meeting February 10, 2009

CITIZEN PARTICIPATION

None
RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Browning

FIRST READING OF ORDINANCES;

AN ORDINANCE ENTITLED
AN ORDINANCE TO RESCIND SECTION 16 ENTITLED "GRADING AND SOIL EROSION
CONTROL" AND TO ADOPT A NEW SECTION 16
ENTITLED "SOIL EROSION AND SEDIMENTATION CONTROL"

RESOLUTIONS

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. 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 Councilperson Johnny A. Kolakowski

Supported by Councilperson Patrick J. Sutka

ROLL ATTACHED

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that Council hereby GRANTS permission to the American Cancer Society Relay for Life of Wyandotte to utilize Memorial Park on June 6 through 7, 2009 provided that a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs and the proper insurance is placed on file with the City Clerk's Office. AND BE IT FURTHER RESOLVED that copies of said communication be forwarded to the Police and Fire Departments for information.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Johnny A. Kolakowski

Supported by Councilperson Patrick J. Sutka

ROLL ATTACHED

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the Deputy Treasurer/Assistant Finance Director and APPROVES the necessary 2009 Fiscal Year Budget amendments as outlined in this communication dated March 5, 2009.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Johnny A. Kolakowski

Supported by Councilperson Patrick J. Sutka

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

NAYS: None

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer and Superintendent of Recreation regarding File # 4471-2009 CDBG Playground Equipment to accept the bid from S & D Field Services of Westland, Michigan in the amount of \$23,655.00 from account # 283-200-875-686 with the Director of Financial and Administrative Services to provide a budget amendment for this expense and the revenue of \$24,294 to account #283-000-516-078. 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 Johnny A. Kolakowski

Supported by Councilperson Patrick J. Sutka

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

NAYS: None

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilman Johnny A. Kolakowski

RESOLVED by the Mayor and City Council that the communication from the City Engineer regarding the properties at 641-659 Vinewood, Wyandotte, is hereby received and placed on file; AND BE IT FURTHER

RESOLVED that the Council hereby deems the property at 641-659 Vinewood is blighted property as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, based on the following criteria:

1. The partially constructed structures, commonly known as 641-647 Vinewood (units 1-4) and 649-657 Vinewood (units 5-10), are an attractive nuisance to children because of the physical condition, as evidenced by the following: broken windows; boarded-up windows; no overhead garage doors; unfinished exterior materials are exposed, including rotting plywood and "Tyvek" material that is ripped, torn, and partially detached from building and flapping in the wind; unfinished ground floor porch areas consisting of only a dirt surface for units 5-10; unfinished exterior construction, including balcony dividing walls and eave overhangs. Construction on all the units was halted in late 2007, and no significant construction activities have occurred in the meantime.
2. The partially constructed structures are an attractive nuisance to children because of their use and occupancy, as evidenced by the following: the vacant, unoccupied, and unsupervised status of all 10 of the units has resulted in acts of vandalism, such as broken windows, and graffiti on the interior and exterior walls of the project and adjoining screening walls and fences. Moreover, there have been indicators of unauthorized access and use of the interior of the structures, as evidenced by broken beer bottles, spray painted markings, and miscellaneous litter and debris (cigarette packages, potato chip bags, etc.).
3. The structures are considered a fire hazard or otherwise dangerous to the safety of persons or property because piles of debris and building materials are located within the units, and the fire suppression system required by the building code for the structures doesn't function because it has never been completed or connected to the City's water supply.
4. The utility system for fire suppression has never been properly completed or connected to the City's water supply, and is therefore rendered ineffective so that the property is unfit for its intended residential use.
5. Various property maintenance violations.

I move the adoption of the foregoing resolution.

MOTION by Councilman Johnny A. Kolakowski

Supported by Councilman Patrick Sutka

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

NAYS: None

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer and Director of Administrative and Financial Services regarding File # 4469-Roof Replacement at the Copeland Center and hereby accepts the bid of Fisher Roofing Company of Dearborn Heights, Michigan in the amount of \$33,450.00 from account # 295-200-825-330; AND BE IT FURTHER RESOLVED that all bids bonds be returned to the unsuccessful bidders 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 Johnny A. Kolakowski

Supported by Councilperson Patrick J. Sutka

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

NAYS: None

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer to amend the 2008 Bituminous Street Concrete Base Repair and Resurfacing Program, File # 4451 contract with Century Cement Company, Inc., to include the 2009 Bituminous Street Concrete Base Repair and Resurfacing Program as set forth in the Amendment To Contract for this work, and further, authorizes the Mayor and City Clerk to sign said amendment; BE IT FURTHER RESOLVED that the work will be funded from the Major Street Fund Account # 202-440-825.460 (\$319,100) , Local Street Fund Account #203-440-825.460 (\$182,500), and TIFA Street Fund Account #492-200.825.460 (\$153,500).

I move the adoption of the foregoing resolution.

MOTION by Councilperson Johnny A. Kolakowski

Supported by Councilperson Patrick J. Sutka
YEAS: Councilmembers Fricke, Kolakowski, Peterson, Ptak, Sutka
NAYS: None

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that the communication from the City Engineer regarding American BioEnergy's request for the City to provide a six (6) month option to determine the feasibility of constructing a BioEnergy plant at 4200-8th Street is hereby APPROVED; AND BE IT FURTHER RESOLVED that the City Engineer and Department of Legal Affairs are hereby directed to negotiate the appropriate agreements with American BioEnergy to present to City Council for approval.

I move the adoption of the foregoing resolution.

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

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding changes to Section 16 of the Code of Ordinance; AND BE IT RESOLVED that the First Reading for said changes to the City of Wyandotte Code of Ordinance be held at tonight's meeting.

I move the adoption of the foregoing resolution.

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

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that the communication from Jo Clark Downriver Irish American Club relative to the St. Patrick's Day Mass to be held on Tuesday, March 17th at 12:00 noon at St. Joseph's Church, 353 Elm Street, Wyandotte is hereby received and placed on file.

I move the adoption of the foregoing resolution.

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

Wyandotte, Michigan March 9, 2009

RESOLUTION by Councilperson Johnny A. Kolakowski

RESOLVED by the City Council that the total bills and accounts in the amount of \$2,823, 395.67 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Johnny A. Kolakowski
Supported by Councilperson Patrick J. Sutka
YEAS: Councilmembers Fricke, Kolakowski, Peterson, Ptak, Sutka

NAYS: None

ADJOURNMENT

MOTION by Councilperson Johnny A. Kolakowski
Supported by Councilperson Patrick J. Sutka
That we adjourn
Carried unanimously.
Adjourned at 8:00 p.m.
March 9, 2009

Maria Johnson, Deputy City Clerk
