

Wyandotte, Michigan December 13, 2010

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Joseph R. Peterson presiding.

ROLL CALL

Present: Councilpersons Browning, DeSana, Fricke, Sabuda, Stec

Absent: Councilperson Galeski

PERSONS IN THE AUDIENCE

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

December 8, 2010

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

Gentlemen and Madam:

I am writing to request your concurrence in the following re-appointments to the Cultural and Historical Commission:

Rebecca Bearden, 414 Maple Street, Wyandotte MI 48192  
Thomas Woodruff, 433 Biddle Avenue, Wyandotte MI 48192

The terms will expire 12-2014.

Thanking you in advance for your support of these re-appointments, I remain

Sincerely,

Joseph R. Peterson, Mayor

December 9th, 2010

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

Dear Mayor & City Council,

I would like to ask that the below budget amendments be approved for the FY 2011 DDA Budget. Included with this letter are the DDA Minutes and Memo supporting this request.

- Christmas (\$8,000 for lights and a Dragon)
- Improvements - Historical Commission (\$23,000)
- Municipal Service - WyFi (\$22,995)

Sincerely,

Brandon E. Wescott  
Director, Downtown Development Authority

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

Thursday, December 09, 2010

Honorable Mayor and City Council Members:

As requested at the August 31, 2010, City Council meeting, the Engineering and Museum Departments solicited bids for the installation of new copper gutters at the Ford-MacNichol Home, a building on the campus of the Wyandotte Museums. File #4521 was opened November 3, 2010, at 2:00 PM. The results were as follows:

<u>BIDDER</u>	<u>BID PRICE</u>
Monster Construction LLC. Wyandotte, MI	\$14,950.00

The undersigned recommends the acceptance of the proposal from Mark Havlicsek of Monster Construction in Wyandotte, Michigan in the amount of \$14,950.00 as the best bid received meeting the specifications. Amount to be paid from account 499.200.850.730.524. The project will be scheduled to be completed by the end of February, 2011.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jody Chansuolme

December 6, 2010

The Honorable Mayor Joseph R. Peterson and City Council  
 City Hall  
 Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

On December 1, 2010, proposals were opened and read aloud in the Council Chambers for File #4527 - Chase Bank Building Roof. See Attachment 1 a tabulation of the proposals.

The City received a letter from LaDuke Roofing & Sheet Metal, the low bidder, indicating they wish to withdraw their bid due to a computer estimating error. See attachment 2. Therefore, the undersigned recommends the acceptance of the proposal from Port Huron Roofing & Sheet Metal, of Clyde Township, Michigan in the amount of \$84,700.00 as the best bid received meeting specifications.

Very truly yours,  
 Mark A. Kowalewski, City Engineer

December 6, 2010

The Honorable Joseph R. Peterson And City Council Members  
 City Hall, Wyandotte, Michigan

Re: Yard Waste Collection Fees

Dear Mayor Peterson and City Council Members:

In accordance with Chapter 14, Garbage, Trash and Weeds, Section 14-4 License the City Council shall set Yard Waste Collection Fees. The undersigned recommends that the fees for commercial businesses to utilize the City's Drop-Off Recycling Center for yard waste dumping be increased per the attached schedule. This increase will be effective January 1, 2011.

Very truly yours,  
 Mark A. Kowalewski, City Engineer

December 8, 2010

The Honorable Mayor Joseph R. Peterson And City Council  
City Hall  
Wyandotte, Michigan

Re: 936 Ford Avenue Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

The City as acquired an interest in the above captioned property through Wayne County Tax Foreclosure. However, a Lis Pendens was filed against the property by William K. Guinn and Antonio L. DiCesare. The undersigned has negotiated a settlement to release this Lis Pendens in the amount of \$30,000.00. Therefore, allowing the City clear title to the property for redevelopment.

Attached please find a Release and Settlement which will release and forever discharge the interest of Mr. Guinn and Mr. DiCesare. This document has been reviewed and approved by the City Attorney and Minnesota Title Agency.

If this meets with your approval, I recommend that the check be issued to William K. Guinn and Antonio L. DiCesare in the amount of \$30,000 from account number 492-200-850-519 TIFA Acquisition. I further recommend that the undersigned be authorized to demolish same.

Very truly yours,  
Mark A. Kowalewski, City Engineer

December 7, 2010

The Honorable Mayor Joseph R. Peterson And City Council  
City of Wyandotte

Dear Mayor Peterson and Council Members:

Attached for your consideration is a Notice of Public Hearing indicating the anticipated allocation of Wyandotte's Community Development Block Grant Funds (CDBG) for 2011-2012 from Wayne County. In order to meet the requirements of these funds, it will be necessary to hold a Public Hearing is to receive citizen comments and suggestions on the expenditure of said funds. These funds will be utilized from July 1, 2011 thru June 30, 2012.

If you concur with this funding the attached Resolution will schedule the Public Hearing for January 10, 2011.

Very truly yours,

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

November 3, 2010

The Honorable Mayor Joseph R. Peterson  
And City Council Members City Hall  
Wyandotte, Michigan 48192

Re: Lease at 3003-3005 Biddle Avenue

Dear Mayor Peterson and City Council Members:

This is to recommend that the City lease 252 square feet of the First Floor City owned building at 3003-3005 Biddle for three (3) years with an options to renew at an amount of \$12 per square foot or \$252.00 per month to Hardin Engineering for a their Office. Said Lease is attached for your review.

If you concur with this recommendation, the attached Resolution will authorize the Mayor and City Clerk to execute the necessary documents. The Department of Legal Affairs has reviewed this Lease and approved same.

Very truly yours,

Mark A. Kowalewski, City Engineer  
Melanie McCoy, General Manager  
Brandon Wescott, DDA Director

December 8, 2010

The Honorable Mayor Joseph R. Peterson And City Council  
City Hall  
Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

Enclosed for your consideration are two agreements. One for the redevelopment of the old police/court building and one for the Municipal Service Building at 3003-3005 Biddle. These Agreements are both with D-M Investments, LLC as the Purchaser and their approval is tied together. The following is information for both Agreements:

Police/Court

The current sales agreement for the old police/court requires the City to demolish the current building and complete environmental remediation of the site. The cost is estimated at approximately \$200,000 and would be derived from the TWA Consolidated Fund. The City does not qualify for a Brownfield site as the contamination occurred by the City's past use of the property and the City is a responsible party. The purchaser D-M Investments, would qualify for a Brownfield.

The proposed amendment to the old police/court agreement would require the developer to submit a Brownfield Plan. The developer would finance the completion of the demolition and remediation of the site as part of the Brownfield Plan. Reimbursement to the developers would not occur until the new project is completed via obtaining a Certificate of Occupancy. Future tax revenues would be captured by the Brownfield Authority for repayment to the developer and then the Tax Increment Finance Authority.

Thus, by approving the amendment to this agreement, the City can 1) avoid the \$200k in demolition and remediation costs, 2) repay the developer from tax revenue partially captured from other taxing entities, and 3) continue to capture taxes from other taxing entities for at least 5 years after the original eligible costs are repaid to the developer which can be used for future brownfield purposes.

3005 Biddle (Municipal Service Building)

The second agreement is for the sale of a portion of the Municipal Service building at 3005 Biddle. The outer part of the building on the first and second floors adjacent to Biddle Avenue and Elm Street would be sold. The inner portions of the building would be retained by Municipal Services. There would be some common elements such as some entrances, hallways, and the elevator. The developer would apply for Home Funds (a grant program sponsored by MSHDA thru Wayne County) to convert the second floor to apartments. The Home Funds require rent control for 15 years. After the 15 years, the units would be sold as condominium units.

Note that the purchase price will be deferred until units are sold. But, Municipal Services would receive \$200,000 via the UDAG Fund immediately upon closing. It is anticipated that the money would be segregated into a separate fund by the Municipal Service Commission for future replacement of the satellite dishes on the roof of the Municipal Services building.

By approving this agreement, the City can 1) return a portion of the property to the tax rolls which would benefit the Downtown Development Authority and the City's General Fund (through the sharing agreement). 2) induce approximately \$1 million in private investment to the building, and 3) provide for approximately six new residential units downtown which is a priority under the City's Strategic Plan.

If you concur with these Agreements, the enclosed Resolution will authorize the Mayor and City Clerk to execute the First Amendment to Contract for Exchange of Real Estate and Satisfaction of Purchase Agreement for the old police court property and Letter of Understanding for the Municipal Service Building at 3003-3005 Biddle.

Very truly yours,  
Mark A. Kowalewski City Engineer

Todd A. Drysdale  
Director of Financial and Administrative Services

Melanie McCoy, General Manager of Municipal Service

REPORTS AND MINUTES

Municipal Service Commission

November 30, 2010

CITIZEN PARTICIPATION

None

RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Browning, DeSana, Fricke, Sabuda, Stec

Absent: Councilperson Galeski

FIRST READING OF AN ORDINANCE:

AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE ZONING  
ORDINANCE TO REZONE THE PROPERTY COMMONLY KNOWN AS BISHOP PARK  
AND MUNICIPAL PARKING LOT FROM (RA) SINGLE FAMILY  
RESIDENTIAL DISTRICT TO (RU) RECREATION UNIT DISTRICTS

RESOLUTIONS

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

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 James R. DeSana  
Supported by Councilperson Lawrence S. Stec  
ROLL ATTACHED

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated December 8, 2010 to re-appoint Rebecca Bearden, 414 Maple Street, Wyandotte, Michigan 48192 and Thomas Woodruff, 433 Biddle Avenue, Wyandotte, Michigan 48192 to the Cultural and Historical Commission, terms to expire 12-2014.

I move the adoption of the foregoing resolution.  
MOTION by Councilperson James R. DeSana  
Supported by Councilperson Lawrence S. Stec  
YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec  
NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS in the request of the Director of Downtown Development Authority to amend the Downtown Development budget for 2011 to fund the following:

Christmas (\$8,000 for lights and a Dragon)  
 Improvements-Historical Commission (\$23,000)  
 Municipal Service-WyFi (\$22,995)

AND BE IT FURTHER RESOLVED that the Director of Financial and Administrative Services be directed to implement said budget amendments from the proper account.

I move the adoption of the foregoing resolution.  
 MOTION by Councilperson James R. DeSana  
 Supported by Councilperson Lawrence S. Stec  
 YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec  
 NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS in the acceptance of Bid File #4521 from Monster Construction LLC Wyandotte in the amount of \$14,950.00 as being the best bid meeting specifications for the installation of new copper gutters at the Ford MacNichol Home in the amount of \$14,950.00.

I move the adoption of the foregoing resolution.  
 MOTION by Councilperson James R. DeSana  
 Supported by Councilperson Lawrence S. Stec  
 YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec  
 NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer regarding File #4527-Chase Bank Roof and accepts the proposal from Port Huron Roofing & Sheet Metal, 6326 Lapeer, Clyde Township, Michigan 48049 in the amount of \$84,700.00 from account # 530-000-113-010; AND BE IT FURTHER RESOLVED that the 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 James R. DeSana  
 Supported by Councilperson Lawrence S. Stec  
 YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec  
 NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS in the recommendation of the City Engineer to change the following yearly charges regarding Chapter 14, Garbage, Trash and Weeds, Section 14-14 relative to the contractors who utilize the City of Wyandotte Drop-Off Recycling Center for yard waste disposal effective January 1, 2011 as follows:

YARD WASTE LICENSE FEE

Non-Wyandotte Based Business	\$300.00 per truck
Wyandotte Based Business	\$ 75.00 per truck

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to accept the Release and Settlement for the property known as 936 Ford Avenue in the amount of \$30,000 to be appropriated from TIFA Funds, AND BE IT FURTHER RESOLVED that the City Engineer is directed to DEMOLISH same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council hereby APPROVES the recommendation of the City Engineer and Director of Financial Services to set a Public Hearing for proposed uses of Community Development Block Grant funds for Monday, January 10, 2011.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer, General Manager of Municipal Service, Downtown Development Authority Director dated October 12, 2010, regarding the lease of the city-owned building at 3003-3005 Biddle Avenue; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Lease for the property at 3003-3005 Biddle to Hardin Engineering in the amount of \$252.00 per month for three (3) years as presented to City Council on November 8, 2010.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the communication from the City Engineer, Director of Financial and Administrative Services and General Manager of Municipal Service regarding the old Police/Court property is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the First Amendment to Contract for Exchange of Real Estate and Satisfaction of Purchase Agreement between the City of Wyandotte and Northline Biddle LLC regarding the old Police/Court site as presented to City Council on December 13, 2010.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the communication from the City Engineer, Director of Financial and Administrative Services and General Manager of Municipal Service regarding 3005 Biddle Avenue is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Letter of Understanding between D-M Investments, LLC a/k/a D-M Company and the City of Wyandotte for the property known as 3003-3005 Biddle as presented to City Council on December 13, 2010. Further, it is understood that Paragraph 1.a of the Letter of Understanding states, "D-M Investment must accept this property subject to the City's lease with Lademan & Lademan Insurance Agency and Hardin Geothermal, LLC is required to be part of the subsequent Purchase Agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

Wyandotte, Michigan December 13, 2010

RESOLUTION by Councilperson James R. DeSana

REESOLVED by the City Council that the total bills and accounts in the amount of \$1,473,119.02 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

YEAS: Councilmembers Browning, DeSana, Fricke, Sabuda, Stec

NAYS: None

ADJOURNMENT

MOTION by Councilperson James R. DeSana

Supported by Councilperson Lawrence S. Stec

That we adjourn.

Carried unanimously.

Adjourned at 8:30 PM

December 13, 2010

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Maria Johnson, Deputy City Clerk