

Wyandotte, Michigan August 22, 2011

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

ROLL CALL

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

Absent: None

COMMUNICATIONS MISCELLANEOUS

August 17, 2011

Wyandotte City Council

RE: Wyandotte NSP - 2

In reference to the above project, we would like to request that the location of the signs installed at each address be left unchanged due to the following reasons: \*See addresses below; we will sign a Hold Harmless Agreement for the signs to remain between the sidewalk and curb easement.

1. Prior to installation, we were not informed where they were to be set.
2. We would have to incur additional costs for the removal and the reinstallation.
3. As installed, they do not obscure either motorized or pedestrian traffic.
4. If we move them on to the building site we will not have room for our workers or equipment.

We would appreciate your time in considering this request.

2325 – 8<sup>th</sup>; 3102-9<sup>th</sup>, 234 Chestnut, 474 Chestnut, 2421-10<sup>th</sup>, 1472 Dee, 1147 Oak

Sincerely

Joe Rossi, Project Supervisor, SOLE' BUILDING CO., 5940 Commerce Dr., Westland, MI 48185

August 15, 2011

Dear Mr. Mayor and Members of City Council,

I own property at 3461 16th St. under New To You Homes, LLC. We rent this property out as we cannot sell it because of the economy. We are at this time upside down in this house. On August 5, 2011 our new tenant went to the Municipal Building to have the utilities turned on in her name. She was told at that time that she could not do this because there was a block of cement that had to be fixed before she could get anything in her name. I at that time went to the Municipal Building and talked to the clerk there and she said she would have her boss call me to see if they could wave this so she could move in on the 10th and have everything in her name. Her boss called me and said she would let her do this as long as we would get the block of cement fixed. I said we would as soon as possible as we had 400.00 in escrow to get this fixed. We were going to get this fixed 2 years ago, but to have someone come out it was 450.00 to get one piece of cement fixed so we thought that we would wait until we sold the house and get it fixed then, not knowing we had to have it fixed before we could rent it.

So, I told the girl that I didn't know which piece of cement it was and she said she would have inspector come out and mark it on Tuesday the 9th. Well I went to the house around 11:00 AM and to my surprise the inspector had marked 8 blocks of cement. He said this is what happens in 2 years time. Now enclosed find the pictures that I took of this. There is no way that I can come up with the money to fix 8 blocks of cement. I can't hardly afford to pay the taxes on this house things have been so bad. We are trying our best to keep this house up so it is livable. I walked up and down the street after this and my sidewalks are a lot better than most of the street. I feel that the inspector got a little too carried away with his job that day. I understand that there are 3 cracked sidewalks and I feel that I should fix them but the other ones are perfectly good cement and I don't see why we would have to get them fixed. We are on a corner lot and the taxes are killing us, but the sidewalks in front and on the sides is a little much. It is making it very hard to keep this house up and pay taxes and fix the sidewalk. This is not a new home. There is just no way possible for us to come up with that kind of money.

Any help you could give me for finding a solution to this problem would be greatly appreciated.

Thank you, Sue. Vaughn - 734-552-5599

New To Yo Homes, LLC-50300 Wear Rd., Belleville, MI 48111

August 8, 2011

The Honorable Mayor Joseph R. Peterson And City Council  
3131 Biddle Avenue, Wyandotte, MI 48192

Re: Application for a Neighborhood Enterprise Zone (NEZ) Certificate for Property at 3249 Biddle Avenue, northeast corner of Biddle and Eureka (the former Austin's Hyde Park/Damon's Grill)

Dear Mayor and Members of Council:

To assist with the redevelopment of the property at 3249 Biddle, I'm requesting a Neighborhood Enterprise Zone (NEZ) Exemption Certificate for the residential portion of the project. I have previously submitted various plans for the project, and have been working closely with the City's Engineering and Building Department.

As evidenced by the enclosed application material, the plans are to construct a new second floor to the existing building so that five new apartments may be constructed. Additionally, the entire first floor will be renovated from the previous restaurant use to a medical office use. The estimated cost for the new second floor and associated residential improvements is estimated at \$850,000, while first floor renovations costs are estimated at \$550,000, for a total estimated investment of \$1.4 million.

The City's guidelines provide for a 12-year exemption for new construction, and a 15-year exemption for rehabilitating existing structures. Due to the extensive nature of the rehabilitation and construction improvements necessary to accommodate a new second floor including structural improvements to the first floor, roof, and foundation, this project is in many ways more comparable to a rehabilitation project than a new construction project. Consequently, a request for a 15-year NEZ exemption is submitted.

Additionally, the exemption is requested to indirectly assist with rehabilitation expenses. Normally, the project would be eligible for brownfield funding to assist with reimbursing certain eligible expenses, including environmental assessments and reports, due care and response activities to remediate soil contamination from former underground gasoline storage tanks on or near the site, and some demolition, public infrastructure and site preparation activities. However, since the project is in the City's Downtown Development Authority, brownfield funding via the preparation of a Brownfield Plan isn't a viable option because the DDA captures all available local tax increment unless a "sharing/interlocal" agreement exists between the DDA and Brownfield Redevelopment Authority, and no such agreement exists at this time.

Thank you for your consideration of this request. Please contact me if you have any questions or would like any additional information.

Very truly yours,

Nick Abrahamson, Member, Mobile: 313-330-1331 E-mail: [npabe@yahoo.com](mailto:npabe@yahoo.com)  
GLPMR.LLC, 22045 West River Road, Grosse Ile, MI 48138

#### PERSONS IN THE AUDIENCE

Andy Przytula, 1736 Oak, is our pension plan fully funded? What is alternative if City goes under? State would take over. Courts would levy tax, etc. Do we have a health care program for retirees? No new members are covered. Regarding 13<sup>th</sup> check, vote on it.

Richard Custer, 505 Vinewood, NEZ important part of development of Vinewood project. Municipal Service provides great service – keep it. Don't sell museum buildings at this time.

#### COMMUNICATIONS FROM CITY AND OTHE OFFICIALS

August 8, 2011

The Honorable Mayor Peterson And Council Members  
City Hall, Wyandotte, Michigan

Dear Mayor and Council Members:

On August 10, 2011, proposals were opened and read aloud in the City of Wyandotte Council Chambers for File #4561-2011 Parking Lot Rehabilitation Program Memorial Park West Parking Lots. A tabulation of the eight (8) proposals is as attached.

The asphalt parking rehabilitation/reconstruction costs will be paid from the Building Authority Fund Account #295-200-825.345. \$60,000.00 had been appropriated for this project, however the lowest bid is at \$67,169.00. In order to proceed with this project, and to cover any unforeseen contingencies, the referenced account amount should be increased to \$70,000.00. If additional funding is not approved, this project will not be able to be completed in accordance with the Plans and Specifications.

The undersigned recommends acceptance of the proposal from The Jeffery Company, Trenton, Michigan, in the amount of \$67,169.00 as being the best bid received meeting specifications.

Very truly yours,

Gregory J. Mayhew, Assistant City Engineer

August 15, 2011

The Honorable Mayor Peterson And City Council  
City Hall, Wyandotte, Michigan

Dear Mayor Peterson and Council Members:

On July 18, 2011, you referred to the undersigned a request from Duane and Gloria Shelton, requesting the paving of the alley north of Goddard Street between 1st Street and 2nd Street.

The estimated cost of this project is \$26,058.42, of which \$23,080.77 would be assessable and \$2,977.65 would be City cost for an abutting alley. All properties would be assessed, including owner occupied single family dwellings.

I recommend that Mr. and Mrs. Shelton be advised of the assessment costs to them and abutting property owners. If, after review of the assessment costs, the Shelton's and abutting property owners are still in favor of the alley paving, a new petition should be submitted stating same.

Very truly yours,  
Mark A. Kowalewski City Engineer

LATE ITEM

August 22, 2011

Dear Mayor and Council,

The Wyandotte Business Association's Third Friday September 16th is our annual Beer Bash. We are requesting from the City and the County to have Biddle Avenue closed that day from 2 pm until midnight from Eureka to Oak St.

In working with Chief Grant from our Police Department and Nick Bader from Lademan Insurance, to comply with the Liquor Control Commission conditions regarding the event, we would like the closure. Barricades would be placed at Eureka and Oak like for the Street Art Fair and Wine Crawl. East side of Biddle: Sycamore would be closed off at 3rd St (at Tossed and found), Maple at 3rd St.(at Alley), Elm at the Alley, First St. at Oak, East Side of Biddle: at Elm and Biddle, Maple and Biddle and the Alley on Sycamore between Biddle and Van Alstyne.

The safety of our citizens and businesses, plus the expectations from the LCC are our primary concern.

Thank you for your consideration and support in this event as well as all WBA activities.

Sincerely,

Lynn A. Steffensky, Wyandotte Business Association, Executive Director  
Wyandotte Business Association, 3131 Biddle Avenue, Wyandotte, Michigan 48192

REPORTS AND MINUTES

Financial Services Daily Cash Receipt	\$370,479.88
Retirement Commission Meeting	August 17, 2011
Municipal Service Commission	August 9, 2011
Zoning Board of Appeals & Adjustments	August 3, 2011

CITIZEN PARTICIPATION

Richard Miller, 1202 – 2<sup>nd</sup>, regarding wine crawl. Many people from out of town expressed the good time they had.

RECESSRECONVENINGROLL CALL

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

Absent: None

HEARING

SHOW CAUSE HEARING RELATIVE TO THE  
PROPERTY AND GARAGE LOCATED AT 664 GODDARD

Nothing in writing.

RESOLUTIONS

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

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

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from Joe Rossi, Project Supervisor, Sole Building Company relative to the placement of site building signs is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council hereby GRANTS permission to Sole Building to leave the signs that are in place between the sidewalk and curb on the following address; 2325-8th; 3102-9th; 234 Chestnut; 474 Chestnut; 2421-10th; 1472 Dee and 1147 Oak provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Services. FURTHER, Council grants permission to Pizzo Construction to leave the signs that are in place between the sidewalk and curb at 115 Poplar and 247 Walnut provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

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

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from Sue Vaughn, New To You Homes; LLC-50300 Wear Road, Belleville, Michigan 48111, dated August 15, 2011 relative to her sidewalk issue is hereby referred to the City Engineer for a review and report back to Council.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

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

NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from Nick Abrahamson regarding the application for a Neighborhood Enterprise Zone Certificate for the property at 3249 Biddle Avenue is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to execute said application for a 15 year Neighborhood Enterprise Zone Certificate.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

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

NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer to accept the proposal from the Jeffery Company, Trenton, Michigan, for File # 4561-2011 Parking Lot Rehabilitation Program memorial Park West Parking Lots, in the amount of \$67,169.00 as being the best bid received meeting specifications, and, that the asphalt parking rehabilitation/reconstruction costs will be paid from the Building Authority Fund Account #295-200-825.345, and, that the Council directs the City Administrator to make the necessary budget amendment to increase this account balance to \$70,000.00. AND BE IT FURTHER RESOLVED that all bid bonds be returned to the unsuccessful bidders.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

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

NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the City Engineer contact Duane and Gloria Shelton, 120 Goddard Street, Wyandotte, regarding the paving of the alley north of Goddard Street between 1st Street and 2nd Street, and notify Mr. and Mrs. Shelton, and the abutting owners of said alley that they will be special assessed for the cost of said paving and that they should submit a new petition stating same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec  
 NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby APPROVES the request of the Wyandotte Business Association to hold their annual Beer Bash on Friday, September 16, 2011, subject to the execution of a Hold Harmless Agreement as prepared by the Department of Legal Affairs. AND FURTHER that Council CONCURS in the closure of Biddle Avenue between Oak and Eureka from 2:00 p.m. to midnight on September 16, 2011; including all other road closure requests as set forth in said communication. AND BE IT FURTHER RESOLVED that the Department of Public Service be directed to provide assistance during this event and that the Chief of Police is hereby designated and authorized to sign said street closing permit document on behalf of the City of Wyandotte and further that the City of Wyandotte hereby holds harmless the County of Wayne for the closure of said street with responsibilities for all damage claims that may arise from said street closing to be assumed by the City of Wyandotte and further that a copy be forwarded to the Wyandotte Fire Department.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

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

NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that a hearing was held on August 22, 2011, where all parties were given an opportunity to show cause, if any they had why the building at 664 Goddard, Wyandotte should not be demolished, removed or otherwise made safe, and BE IT FURTHER RESOLVED that the Council considered all reports and recommendations of the Hearing Officer and the City Engineer's Office and all other facts and considerations were brought to their attention at said hearing; AND BE IT RESOLVED that the City Engineer is directed to order a title search to make sure that the right-full-owners were notified; AND BE IT RESOLVED that the City Council hereby directs that said building located at 664 Goddard, Wyandotte should be DEMOLISHED and that the cost be assessed against the property in question as a lien. BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within twenty-one days of the date of this resolution if they so desire.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

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

NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council shall discuss at a future study session the possible establishment of a policy for future applications for neighborhood enterprise zone applications. BE IT FURTHER RESOLVED that the City Assessor and City Engineer forward recommendations to the City Council of what they believe should be considered for said policy within the next sixty (60) days.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec  
NAYS: None

Wyandotte, Michigan August 22, 2011

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the total bills and accounts in the amount of \$2,083,539.77 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson James R. DeSana

That we adjourn.

Carried unanimously.

Adjourned at 8:07 PM

August 22, 2011

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William R. Griggs, City Clerk