

Wyandotte, Michigan October 24, 2011

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Pro-Tem Lawrence Stec presiding.

ROLL CALL

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

Absent: None

COMMUNICATIONS MISCELLANEOUS

October 17, 2011

Mayor Peterson & City Council Members, 3131 Biddle Avenue, Wyandotte, MI 48192

Dear Mayor Peterson and City Council Members:

In order to continue our fundraising efforts for "BLESSINGS IN A BACKPACK" for the children in the City of Wyandotte we are requesting permission to solicit funds on the corner of BIDDLE & EUREKA on Saturday, November 12, 2011 from 9 am to 2 pm.

We will execute a Hold Harmless Agreement and wear bright colored vests in order to promote safety at the intersections.

Thank you for your consideration relative to this request.

Sincerely, Dana Browning, Committee Chairperson Blessings in a Backpack

October 17, 2011

Mayor and Council, Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, MI 48192

RE: Cedar/Fort Street two way re-opening.

Dear Mayor and Council;

Back in the fall of 2004 my neighbor Karen St. Martin and myself obtained almost 400 signatures from the residents of 23rd to 15th, Northline to Vinewood to re-open the corner of Cedar/Fort Street to approximately 10 signatures of residents on 23rd who wanted it to stay closed (signatures on file at city hall). Despite the vast difference in what the majority of residents wanted, it was determined that the intersection would be temporarily opened to one-way traffic heading west on Cedar out of the sub and being able to enter onto Fort Street but traffic traveling from Fort Street east onto Cedar would not be allowed until The Michigan Department of Transportation re-configured the Fort Street light a few feet south of its current position in order to "slow" down traffic that would be entering into the sub. The residents of Wyandotte were told that the city had asked the State for this light to be moved a few feet south of its current position for this purpose and it was agreed upon by the State. The city extended the sidewalk at this corner to deter traffic from entering the wrong way until it was to be re-opened. Once Fort Street was completed the sidewalk would be shorted back to standard size and the intersection re-opened to two way traffic. The reopening was to occur in the year 2006 but with state budget being short it was moved to 2012/2013. Currently the re-configuration and re-paving of Fort Street has begun. Therefore I am writing this to remind you, current Mayor and Council, of what was written, agreed upon and passed by the Mayor and Council in October of 2004 (believed it was the meeting of 10/4/2004 if you would like to view the tape for exactly what was stated and approved). Please note too that the main resident to oppose this re-opening was Sue Chlebek who lived on the south west corner of Cedar and 23rd. Since then, I believe Ms. Chlebek has moved from our fine city, Karen and myself still remain.

Thank you for your time in this matter, it is greatly appreciated... Looking forward to a positive response to my reminder.

Sincerely;

Mary Jane Kittle, 2251 17th Street, Wyandotte, MI 48192

PERSONS IN THE PERSONS

Police Chief Grant: vote November 8, 2011 Election.

Lawrence Tavernier, 125 Vinewood, regarding mural issue. Removed from the Planning Commission Agenda. Engineer recommends changes to Planning Commission Sign Ordinance. Requests temporary freeze in murals, etc., until Planning Commission considers a change in sign ordinance.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

October 17, 2011

Mayor Joseph Peterson & City Council
City of Wyandotte, Michigan

Dear Mayor Peterson and Council Members:

The undersigned request the authority to purchase fertilizers, pesticides, herbicides and other products used to maintain the turf quality and condition at the Wyandotte Shore Golf Course from Tri-Turf, 3751 Blair Townhall Rd, Traverse City, over the \$2,500 limit as regulated by ordinance.

In March 2008, we had received permission from the Mayor and Council to use two other vendors - Great Lakes Turf and Turfgrass - for similar products. The Tri-Turf Company will provide us with similar products only they will be generic and at a reduced price.

The attached Resolution will authorize the Greenskeeper/Advanced Master Gardener of the Wyandotte Shores Golf Course, Dian O'Donnell, and the Interim Superintendent of Recreation, Tim Beaker, to purchase fertilizers, pesticides, herbicides and other products used to maintain the Golf Course which exceed \$2,500.00 from Tri Turf.

Sincerely yours,

Tim Beaker, Interim Superintendent of Recreation
Todd A. Drysdale, City Administrator

Honorable Mayor and City Council,

The property located at 1817 Fort Street is currently zoned O-S (Office and Business Services). This is a very restrictive zone. Zoning of this specification makes it difficult to rent the property. By changing the zoning to B-1 (General Business) it would allow a wider range of business to occupy the property. There is a doctor's office on one side of the property and a dentist on the other. I can't see any detriment to the City by making this change. The only change would be positive by allowing a wider range of businesses to occupy the property and there would be one less vacant building in Wyandotte.

Thank you for your consideration,

Alex Alexander, 24811 Marguerite, Brownstown Twp., MI 48134

Application for rezoning of property located at 1817 Fort between Northline and Davis on the east side of the street.

October 18, 2011

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

Re: 135 Ford Avenue, Wyandotte, MI

Dear Mayor Peterson and City Council Members:

To facilitate redeveloping the former Templin's site and adjoining properties, including 135 Ford Avenue, the developer, MJC Templin, LLC, is requesting that the City determine that the structure at 135 Ford Avenue is "blighted," as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended (see Enclosure 1). A review of the building's condition has determined that the building is "blighted," based on the following criteria:

1. The existing vacant structure is an attractive nuisance to children because of its physical condition, use and occupancy, as evidenced by its poor condition and the fact that it has been unoccupied and unsupervised for more than one (1) year.
2. The utilities, plumbing, heating, or sewerage have been permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

Therefore, the undersigned requests that Your Honorable Body adopt the attached resolution concurring with my recommendation to determine that the property is blighted.

Very truly yours,

Mark A. Kowalewski, P.E., City Engineer

October 19, 2011

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

Re: Proposed MJC Templin Office Development at 2070 Biddle Ave. and Adjoining Properties

Dear Mayor Peterson and City Council Members:

To assist with redeveloping the former Templin's Site and adjoining properties, the Developer, MJC Templin, LLC, is requesting that the City determine that the site has subsurface demolition debris buried on site. Enclosed is a summary of subsurface soil conditions submitted by McDowell & Associates (see Enclosure 1). Also enclosed is a map showing the area on the southeast corner of the property that was remediated by the City (see Enclosure 2).

The property has to qualify as "blighted," as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended (see Enclosure 3) to be included in the Brownfield Plan.

Based upon my review of this information, I recommend that the Mayor and City Council make the determination as requested. If you concur with said recommendation, the undersigned requests that you adopt the enclosed resolution.

Very truly yours,

Mark A. Kowalewski, P.E. City Engineer

October 17, 2011

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

Re: Former 210-212 North Drive Lot Size: 40' x 214"

Dear Mayor Peterson and Council Members:

Attached please find two (2) Purchase Agreements to sell the above captioned property:

1. Sell 20 feet to Jill and James Morisette, the adjacent property owners, at 218 North Drive, Wyandotte, in the amount of \$2,000.00. The combination of the two (2) parcels will result in one (1) parcel measuring 60' x 214'.
2. Sell 20 feet to John Reichow, the adjacent property owner, at 202 North Drive, Wyandotte, in the amount of \$2,000.00. The combination of the two (2) parcels will result in one (1) parcel measuring 60' x 214'.

If Council concurs with these sales, the attached Resolution will authorize Mayor and Clerk to execute the necessary documents.

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

October 14, 2011

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

Dear Mayor Peterson and City Council Members:

The Agreement for Neighborhood Stabilization Program (NSP1) between Wayne County and Wyandotte needs to be amended to indicate the final allocation of funds and provide for a Home Buyer Assistance Program for qualified buyers by National Faith Home Buyers.

I recommend the enclosed First Amendment to Wayne County NSP Program Subrecipient Agreement be approved and the Mayor and City Clerk be authorized to sign said Amendment on behalf of the City.

Further, I recommend the Program Income from the sale of 1614 Lindbergh and 848 Lincoln be utilized to reimburse final costs for said projects and the rehabilitation of 1749 2nd Street. In addition, existing Activity Delivery Contracts from NSP2 be utilized for 1749 2nd Street.

Very truly yours,
Mark A. Kowalewski City Engineer

October 17, 2011

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

RE: Former 2702 4th Street Lot Size: 50' x 80'

Dear Mayor Peterson and Council Members:

Attached please find a Purchase Agreement to sell the above captioned property to Anthony Clark, the adjacent property owner at 423 Superior, in the amount of \$3,965.00. The combination of the two (2) lots would result in one (1) lot measuring 130' x 50'.

If Council concurs with this recommendation, the attached Resolution with authorize the Mayor and City Clerk to execute the necessary documents.

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

REPORTS AND MINUTES:

Financial Daily Cash Receipts	October 20, 2011	\$199,780.28
Building Code of Appeals	October 10, 2011	
Retirement Commission Meeting	October 19, 2011	
Wyandotte Recreation Commission	October 11, 2011	
Zoning Board of Appeals	October 5, 2011	

CITIZENS PARTICIPATION:

None

RECESS

RECONVENING

ROLL CALL

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

Absent: None

RESOLUTIONS

Wyandotte, Michigan October 24, 2011

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 Sheri M. Fricke
ROLL ATTACHED

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the communication from Dana Browning, Committee Chairperson, Blessings in a Backpack relative to fundraising is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission to volunteers from Blessings in a Backpack to solicit funds on the corner of Biddle & Eureka on Saturday, November 12, 2011 from 9:00 a.m. to 2:00 p.m. 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 James R. DeSana
 Supported by Councilperson Sheri M. Fricke
 ROLL ATTACHED

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the communication from Mary Jane Kittle, 2251-17th Street relative to the Cedar/Fort Street corner reconstruction is hereby referred to the City Engineer and Traffic Department to determine what the configuration of Cedar and Fort Street will be with a report back to Council in three (3) weeks.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson James R. DeSana
 Supported by Councilperson Sheri M. Fricke
 ROLL ATTACHED

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council hereby GRANTS permission to the Greenskeeper/Advanced Master Gardner of the Wyandotte Shores Golf Course, Dian O'Donnell, and the Interim Superintendent of Recreation, Tim Beaker, to purchase fertilizers, pesticides, herbicides and other products used to maintain the Golf Course exceeding \$2,500.00 from Tri Turf.

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

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the communication from Alex Alexander, 24811 Marguerite, Brownstown Twp, Mi. 48134 and the rezoning application relative to the property located at 1817 Fort Street, Wyandotte as submitted by the City Engineer on Mr. Alexander's behalf are hereby referred to the Planning Commission for the scheduling of the proper public hearing.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson James R. DeSana
 Supported by Councilperson Sheri M. Fricke
 ROLL ATTACHED

Wyandotte, Michigan October 24, 2011

RESOLUTION DETERMINING THAT A PROPERTY IS BLIGHTED

RESOLUTION BY COUNCILPERSON James R. DeSana

At a regular session of the City Council of the City of Wyandotte

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding 135 Ford Avenue is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the City Council hereby determines that the vacant residential structure at 135 Ford Avenue is blighted property as defined in the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, based on the following criteria:

1. The existing vacant structure is an attractive nuisance to children because of its physical condition, use and occupancy, as evidenced by its poor condition and the fact that it has been unoccupied and unsupervised for more than one (1) year.
2. The utilities, plumbing, heating, or sewerage have been permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan October 24, 2011

RESOLUTION DETERMINING THAT A PROPERTY IS BLIGHTED

RESOLUTION BY COUNCILPERSON James R. DeSana

At a regular session of the City Council of the City of Wyandotte

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding the proposed MJC Templin Office Development at 2070 Biddle Ave. and adjoining properties is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the City Council, based on the City Engineer's communication and the summary of subsurface soil conditions hereby determines that the property at 2070 Biddle and adjoining properties consisting of a total area of approximately 2.08 acres, have substantial subsurface demolition debris buried on site so that the property is unfit for its intended use, and are therefore blighted property as defined in Section 2(e)(vii) of the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS with the communication from the City Engineer and City Assessor dated October 17, 2011, regarding the sale of the former 210-212 North Drive, Wyandotte; AND BE IT FURTHER RESOLVED that Council accepts the offer from Jill and James Morisette to acquire 20 feet of the former 210-212 North Drive in the amount of \$2,000.00; AND BE IT FURTHER RESOLVED that Council accepts the offer from John Reichow to acquire 20 feet of the former 210-212 North Drive in the amount of \$2,000.00; 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 Councilperson James R. DeSana

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the communication from the City Engineer regarding the Neighborhood Stabilization Program (NSP1) is hereby received and placed on file; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to sign said First Amendment on behalf of the City of Wyandotte; AND BE IT FURTHER RESOLVED that the Program Income from the NSP1 Program will be utilized to reimburse final cost and rehabilitation of 1749-2nd Street utilizing existing NSP2 Activity Delivery Contracts.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer and City Assessor dated October 17, 2011, regarding the sale of the former 2702-4th Street, Wyandotte; AND BE IT FURTHER RESOLVED that the Council accepts the offer of Mr. Anthony Clark in the amount of \$ 3,965.00 to purchase the former 2702-4th Street; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the necessary documents subject to the approval of the Department of Legal Affairs. This agreement is contingent upon a provision being added to the purchase agreement requiring a deed restriction that would prohibit a fence being placed on the side yard of the purchaser (or any successor in title) that would be in the view of an extension of the front yard of the property owner of the adjacent property on 4th Street.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson Daniel E. Galeski

RESOLVED by the City Council that a moratorium is hereby set for the following uses city-wide: A. Murals B. Wall Paintings C. Wall Art D. Graffiti Art E. Or any other type of Art Work on the outside of any structure; BE IT FURTHER RESOLVED that the Planning Commission and Department of Legal Affairs is directed to review the City's Zoning Ordinance (including the sign ordinance and design review committee provisions) to determine how our current ordinance addresses the above described uses and to report back to the City Council its findings, including any recommendations it may propose on this topic.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Daniel E. Galeski

Supported by Councilperson Leonard Sabuda

YEAS: Councilpersons Browning, DeSana, Fricke, Galeski, Sabuda, Mayor Pro-Tem Stec

NAYS: None

Wyandotte, Michigan October 24, 2011

RESOLUTION by Councilperson James R. DeSana

RESOLVED by the City Council that the Council meetings of Monday, October 31, 2011 and Monday, November 7, 2011 are hereby CANCELLED due to Halloween and the Special Election.

I move the adoption of the foregoing resolution.

MOTION by Councilperson James R. DeSana

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson James R. DeSana

Supported by Councilperson Sheri Fricke

That we adjourn.

Carried unanimously

Adjourned at 8:20 PM

October 24, 2011

William R. Griggs, City Clerk