

Wyandotte, Michigan October 7, 2013

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

ROLL CALL

Present: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

Absent: None

COMMUNICATIONS MISCELLANEOUS

September 30, 2013

City of Wyandotte 3200 Biddle Ave. Wyandotte, MI.

Attention: Mayor, Mayor Pro-Tem, City Council Members and Municipal Services

Subject: Wyandotte Municipal Services - Powerhouse Roofing Project.

We ask that you take a moment to review and consider the following information regarding the initial and subsequent re-bid process for the Powerhouse Roofing Project. We ask you to consider the facts in this matter prior to your recommendation to contract for the roofing work at the Powerhouse.

The initial bid process is as follows:

- A pre-bid walk through was accomplished on July 16, 2013. There were four roofing contractors present, Matt Verhey who represents the roofing manufacturer and Jim Skarzynski the representative for the City of Wyandotte. Each contractor walked and measured each roof area and familiarized themselves with the site. The manufacturer also clearly identified the scope of work as well as provided every contractor with a full set of plans and specifications.
- The initial bid opening was scheduled for July 29, 2013. The Bids were opened, read aloud and the results are as follows:

1. Schena Roofing	\$ 481,876.00
2. Molnar Roofing	\$ 493,762.00
3. LaDuke Roofing	\$ 497,000.00
4. T.F. Beck Roofing	\$ 628,063.00

As you can clearly see Schena Roofing was the low bidder and Bid Bonds were required for this project. After the bid opening we did not hear from or have any indication that this process was being contested by anyone or any contractors.

On Monday September 23, 2013 we received a letter from Wyandotte Municipal Services (attachment A) stating that the bids were under review and that a 're-bid' was being requested based upon comments made by Molnar Roofing. This is contrary to typical municipal protocol when the bid results have been made public.

In addition to the letter written to Wyandotte Municipal Power (see attachment B) we have included the documents that substantiate the original bid that you received from Schena Roofing and clearly define that the reason for 're-bid' had no basis and was predicated on a false premise.

The three (3) items put forth in the letter from Wyandotte Municipal Services are as follows:

1. "Only Molnar Roofing included the required Anti-Collusion Affidavit in their bid submittal which was a bid requirement" Response: This Affidavit was not included in the initial bid documents and was not included in the addendum.
2. "some items were omitted in the Garland material list by Schena Roofing (Glass Cant and Seal-tite Pitch Pocket Sealer)

Response:

- Glass Cant: Glass Cant was not listed on the Scope of Work (see exhibit 1) handed out at the pre-bid meeting on July 16,2013 and was not added in any addendum. Please see (exhibit 2) Specification provided by the City of Wyandotte at the pre-bid meeting 2.3 RELATED MATERIALS (A) Fiber Cant : Perlite or organic fiberboard.
- Seal-tire Pitch Pocket Sealer was not listed in the Specifications provided nor was it listed in the Scope of work (exhibit 1)

3. "Molnar had contacted me to indicate that they erroneously included sale tax in their bid on incidental items." Response: (see exhibit 3) General Conditions provided by the City of Wyandotte at the July pre-bid meeting; PART 3 - CONTRACTORS INSTRUCTIONS - 3.1 - TAXES: A. Contactor must comply with all state, federal and local taxes. The contractor shall accept sole and exclusive responsibility for any and all state and federal taxes with respect to Social Security, old age benefits, unemployment benefits, withholding taxes and sales taxes.

In closing we would like to re-state the obvious that the premise or reason for the re-bid was completely unfounded based on the accusations from Molnar Roofing. We were the initial low bidder and our bid was competent and fulfilled every aspect of the Specification, General Conditions and Terms and Conditions required by the City of Wyandotte.

Please consider these facts regarding this process prior to your award of the contract for the Roofing at the Wyandotte Powerhouse. This may set a new precedent in the municipal bidding process on future projects.

We have attached a list of our current customers and our experience on similar projects for your review.

Respectfully Michael L. Tacoma  
28299 Kehrig Drive, Chesterfield, MI 48047  
0:586-949-4777 F: 586-949-8080 www.schenarroofing.com

#### PERSONS IN THE AUDIENCE

None

#### COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

September 30, 2013

Mayor Joseph R. Peterson and City Councilmembers 3200 Biddle Avenue  
Wyandotte, Michigan 48192

Re: BOURBONS 118 Sycamore (Asset Liquidations LLC)

Dear Mayor Peterson and Councilmembers:

A request was received from Michigan Liquor Control as follows:

Transfer ownership 2013 Class C & SDM licensed Business with Sunday Sales Permit (PM), Outdoor Service (1 Area) and (2) Bars, New Specific Purpose Permit (Food) New Brewpub License from SAND MP LLC to ASSET LIQUIDIATIONS LLC.

Said request has been forwarded to Engineering, Municipal Service, Fire, Police, Treasurer and Department of Legal Affairs.

In view of the above, said application is being forwarded to your for your consideration.

Sincerely yours, William R. Griggs, City Clerk

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: October 7, 2013

AGENDA ITEM #3

ITEM: Sale of the former 944 Elm (15.50' x 140')

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased with TIFA Funds. Recommendation is to sell this property to the adjacent property owner at 940 Elm Street, Mr. Robert Lafferty, Jr., for the amount of \$775.00. The combination of the two (2) parcels will result in one (1) parcel measuring, 44.5' x 140'.

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by; matching tools and efforts to the conditions in city neighborhoods and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Approve Purchase Agreement to sell property to the adjacent property owners.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Once approved, will schedule closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Sales Agreement and property map.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: October 7, 2013

AGENDA ITEM #4

ITEM: Leaf Collection Schedule for 2013

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Attached is the 2013 Leaf Collection Schedule for the City. All leaves should be at the curb the Monday of each week indicated. We are requesting residents avoid parking on the street during their weeks of leaf collection. We also request residents DO NOT place any corn stalks, pumpkins or garden debris in the street during leaf collection. Those items can be recycled at the Drop-Off Recycling Center.

Further, leaves can be dropped-off at the Recycling Center. The Recycling Drop-off Center hours are Monday thru Friday 8:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 4:00 p.m., Sunday 12:00 p.m. to 4:00 p.m. Closed Holidays. There will be extended hours during the month of November with the Recycling Center remaining open until 6:00 p.m. on Saturday and open on Sunday at 10:00 a.m. and close at 4:00 p.m.

STRATEGIC PLAN/GOALS: The City is committed to protect and manage our natural resources vigorously by managing our natural resources, river and creeks, wildlife, and parks wisely. They are precious to us and by careful stewardship they may be enjoyed by future generations

ACTION REQUESTED: Adopt Resolution to concur with schedule.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Post notice on City's website and in News Herald.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: 2013 Leaf Collection Schedule

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: October 7, 2013

AGENDA ITEM #5

ITEM: Sale of part of the former 2052 5th Street (22' x 107')

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased with NPS2 Funds. Recommendation is to sell 22 feet of the property to the adjacent property owner Ethel E. Solymosi, who is the owner of 2042 5th Street. The sales price of this property is \$1,100.00 which is \$50 per front footage. The additional property will make Ms. Solymosi's lot size 88' x 107'.

STRATEGIC PLAN/GOALS: Committed to maintaining and developing excellent neighborhoods by; matching tools and efforts to the conditions in city neighborhoods and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas.

ACTION REQUESTED: Approve Purchase Agreement to sell property to the adjacent property owner.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Once approved, will schedule closing on property.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Sales Agreement and property map.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: October 7, 2013

AGENDA ITEM #6

ITEM: Specifications for Qualifications and Proposals for Redevelopment of the Former McKinley School 640 Plum Street, Wyandotte, Michigan

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City purchased this property from the School Board in a land exchange agreement. These Specifications allow for the rehabilitation of the current building or the removal of the building and redevelopment of the entire site. The City is only considering projects that are allowed in a Single Family Residential District (RA) and that are taxable entities. There is no minimum bid for the property however a deposit to bid of \$10,000 is required.

STRATEGIC PLAN/GOALS: Provide the finest services and quality of life to its residents by:

1. Fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas. 2. Ensuring that all new developments will be planned and designed consistent with the city's historic and visual standards; have a minimum impact on natural areas; and, have a positive impact on surrounding areas and neighborhoods

ACTION REQUESTED: Approve the Specifications as presented to City Council on October 7, 2013, hold a Pre-Proposals Walk-Through at the site on October 25, 2013, from 10:00 a.m. to Noon.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Place Specifications on City's Website and on Michigan Intergovernmental Trade Network (MITN) Website, hold a Pre-Proposals Walk-Through on October 25, 2013, from 10:00 a.m. to Noon and open proposals on November 4, 2013.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: ok jrp

LIST OF ATTACHMENTS: Specifications for Qualifications and Proposals for Development of Former McKinley School at 640 Plum Street, Wyandotte, Michigan.

REPORTS AND MINUTES:

Financial Services Daily Cash Receipts	September 30, 2013	\$2,890.96
Financial Services Daily Cash Receipts	September 26, 2013	\$3,764,446.59

CITIZENS PARTICIPATION

David Beaudrie, 3800 – 9<sup>th</sup>, what deal is Council looking for with McKinley School? Nothing to date. No plans to sell Park.

RECESS

RECONVENING

ROLL CALL

Present: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

Absent: None

FIRST READING OF AN ORDINANCE

AN ORDINANCE ENTITLED  
"AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE RETIREMENT  
ORDINANCE BY AMENDING IN PART SECTIONS 2-206 AND 2-207 OF THE  
CODE OF ORDINANCES OF THE CITY OF WYANDOTTE:

RESOLUTIONS

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

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 Donald Schultz  
Supported by Councilperson Leonard Sabuda  
ROLL ATTACHED

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the communication from Schena Roofing & Sheet Metal relative to the Wyandotte Municipal Service Powerhouse Roofing Project is hereby referred to the General Manager of Municipal Service and the Municipal Service Commission for a review and report back to Council in three (3) weeks.

I move the adoption of the foregoing resolution.  
MOTION by Councilperson Donald Schultz  
Supported by Councilperson Leonard Sabuda  
YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec  
NAYS: None

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Clerk set forth in his communication dated September 30, 2013 to APPROVE the transfer of ownership of a 2013 Class C & SDM licensed Business with Sunday Sales Permit (PM), Outdoor Service (1 Area) and (2) Bars, New Specific Purpose Permit (Food); New Brewpub License from SAND MP LLC to ASSET LIQUIDATIONS LLC.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council APPROVES the Purchase Agreement to sell 15.50' of the former 944 Elm to Robert Lafferty, Jr., in the amount of \$775.00; 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 document on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the communication from the City Engineer regarding Leaf Collection service in the City of Wyandotte is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council authorizes placement on the City of Wyandotte web-site and directs the City Clerk to publish said schedule in the Wyandotte News Herald; AND BE IT FURTHER RESOLVED that the City requests residents to avoid parking on the streets during their weeks of leaf collection.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council CONCURS with the communication from the City Engineer regarding the sale of the former 2052-5th Street, Wyandotte; AND BE IT FURTHER RESOLVED that Council accepts the offer from Ethel E. Solymosi to acquire 22 feet of the former 2052-5th Street in the amount of \$1,100.00; 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 on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the Specifications for Qualifications and Proposals for Development of the former McKinley School Site located at 640 Plum; AND BE IT FURTHER RESOLVED that the Specifications be placed on the City's web-site and on the Michigan Intergovernmental Trade Network (MITN) Website; AND FURTHER the City will hold a Pre-Proposal Walk-Through on October 25, 2013 from 10:00 a.m. to Noon and open proposals on November 4, 2013.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

Wyandotte, Michigan October 7, 2013

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the total bills and accounts in the amount of \$481,530.06 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Fricke, Galeski, Miciura, Sabuda, Schultz, Stec

NAYS: None

#### ADJOURNMENT

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

That we adjourn.

Carried unanimously

Adjourned at 7:42 PM

October 7, 2013

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William Griggs, City Clerk