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Oct 7, 2013
Corrected
agenda with
Donald C. Schultz
Chairman of the
evening

AGENDA FOR THE COMMITTEE OF THE WHOLE AND REGULAR SESSION
MONDAY, OCTOBER 7th , 2013 , 7: 00 PM
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON
CHAIRPERSON OF THE EVENING: THE HONORABLE LAWRENCE STEC

ROLL CALL: FRICKE, GALESKI, MICIURA, SABUDA, SCHULTZ, STEC

COMMUNICATIONS MISCELLANEOUS:

1. Communication from Schena Roofing and Sheet Metal regarding the Powerhouse Roofing Project.

PERSONS IN THE AUDIENCE

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS:

2. Communication from the City Clerk relative to the transfer of a liquor license.

3. Communication from the City Engineer relative to the sale of city-owned property.

4. Communication from the City Engineer submitting the Leaf Collection Schedule for 2013.

5. Communication from the City Engineer regarding the sale of city-owned property.

6. Communication from the City Engineer regarding Specifications for Qualifications and Proposals for Redevelopment of the former McKinley School 640 Plum Street.

CITIZENS PARTICIPATION:

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:

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



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. Schedna 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 Schedna 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.

Page 2
City of Wyandotte
3200 Biddle Ave.
Wyandotte, MI.

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-tite 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
O: 586-949-4777 F: 586-949-8080
www.schenarroofing.com

Maria Johnson

From: Mike Tacoma [mtacoma@schenarroofing.com]
Sent: Tuesday, October 01, 2013 9:55 AM
To: Maria Johnson
Subject: RE: Powerhouse Roofing Project

Ms. Johnson,

YES we would like this to be read aloud into the record.

Thank you for asking, we were not sure if there was some kind of process to get it on the agenda.

Thank You,

Michael L. Tacoma

Project Manager

Schena Roofing and Sheet Metal

O: 586.949.4777

C: 810.941.9172

From: Maria Johnson [mailto:clerk@wyan.org]
Sent: Tuesday, October 01, 2013 9:42 AM
To: Mike Tacoma
Subject: RE: Powerhouse Roofing Project

Mr. Tacoma:

Do you want this communication to be read aloud into the record at the City Council meeting on Monday, October 7, 2013, or do you just want the individuals named in your e-mail to be aware of it.

PLEASE ADVISE ASAP

MARIA JOHNSON, DEPUTY CITY CLERK

From: Mike Tacoma [mailto:mtacoma@schenarroofing.com]
Sent: Tuesday, October 01, 2013 8:36 AM
To: mayor@wyan.org; lstec@wyan.org; dgaleski@wyan.org; tmiciura@wyan.org; lsabuda@wyan.org; dschultz@wyan.org; councilwoman@wyan.org; rlesko@wyan.org; plamanes@wyan.org
Cc: clerk@wyan.org; mjohnson@wyan.org
Subject: Powerhouse Roofing Project

Thank you for your attention to this letter.

Please feel free to contact me if you have any questions.

Thank You,

Michael L. Tacoma

Project Manager

Schena Roofing and Sheet Metal

O: 586.949.4777

C: 810.941.9172

10/1/2013



LOCAL GOVERNMENT / MUNICIPALITIES

City of Berkley	City of Birmingham	City of Dearborn
City of Dearborn Heights	City of Detroit	City of Eastpointe
City of Farmington Hills	City of Flint	City of Grosse Pointe
City of Huntington Woods	City of Mount Clemens	City of Richmond
City of Roseville	City of Southgate	City of St. Clair Shores
City of Warren	City of Wayne	City of Westland
City of Wixom	City of Wyandotte	County of Macomb
Charter Township of Chesterfield	Charter Township of Harrison	
EDC Charter County of Wayne		

SCHOOLS

Allen Park Public Schools	Anchor Bay School District	AuGres-Sims School District
Birmingham Public Schools	Bloomfield Hills Schools	Chippewa Valley Schools
Crestwood School District	Dearborn Heights District 7	Fitzgerald Public Schools
Grosse Ile Township Schools	Grosse Pointe Schools	Hamtramck Schools
Hartland Consolidated Schools	Huron Valley Schools	L'Anse Creuse Public Schools
Lake Shore Public Schools	Lakeview Public Schools	Loyola High School
Marysville Public Schools	Melvindale-Northern Allen Park	Roseville Community Schools
St. Clair RESA	University Liggett	University of Detroit Mercy
Utica Community Schools	University of Michigan	Van Dyke Public Schools
Walsh College	Wayne RESA	Wayne State University

POWER PLANTS / STEEL

DTE Fermi I & Fermi II	DTE Greenwood	DTE Monroe
DTE River Rouge	Midwest Steel	Mill Steel
Severstal Steel North America	Songer Steel	U.S. Steel Corporation

28299 Kehrig Drive, Chesterfield, MI 48047

O: 586-949-4777 F: 586-949-8080

www.schenaroofting.com

List of Attachments and Exhibits:

A: Letter to contractors from Wyandotte Municipal Services dated September 23, 2013

B: Response letter from Schena Roofing dated September 23, 2013

Exhibit 1: Scope of Work provided by the City of Wyandotte

Exhibit 2: Specification 072200 – Roof deck and Insulation

Exhibit 3: (2 pages) Section 007200 General Conditions

Municipal Service Commission
James S. Figurski
Michael Sadowski
Leslie G. Lupo
Frederick C. DeLisle
Gerald P. Cole



Electric, Steam, Water
Cable Television and High Speed Internet
Service since 1889

Roderick J. Lesko
General Manager and Secretary
3200 Biddle Avenue, Suite 200
Wyandotte, MI. 48192-0658
Telephone: (734) 324-7100
Fax: (734) 324-7119

Monday, September 23, 2013

To: Robert Molnar, Molnar Roofing
Mike Tacoma, Schena Roofing

Re: Wyandotte Municipal Services
Powerhouse Roof Project

Dear Gentlemen,

I want to thank you for your recent bids on the Wyandotte Powerhouse Roofing Project recently submitted. I know that there was a lot of time and effort spent walking the roofs and preparing the bids for everyone involved. As you know, the project has been under review for some time now and while we are closer to determining the final scope of the project, there have been some questions raised regarding the two low bids.

Because the two low bids between Schena Roofing and Molnar Roofing were within approximately 1% on a roughly \$875,000 project (less than \$3,500), they have been examined closely by Wyandotte Municipal Services. Upon review, the following items were discovered:

- Only Molnar Roofing included the required Anti-Collusion Affidavit in their bid submittal which was a bid requirement.
- Some items were omitted in the Garland material list by Schena Roofing (Glass Cant and Seal-tite Pitch Pocket Sealer).
- Molnar had contacted me to indicate that they erroneously included sales tax in their bid on incidental items.

Though one of the above factors would not necessarily preclude the award of the contract if there was a larger difference in the price of the bids, the combination of the items above could affect the outcome of the bids if they were factored into the pricing.

While both Wyandotte Municipal Services and The Municipal Service Commission have the ability to award the contract to either of the contractors, we feel it would not be fair or ethical to do so based upon our previous relationships with both contractors. In this circumstance, we feel that the appropriate action is to have both contractors submit a "best-and-final" price on the project. It will give both contractors an opportunity to rectify their errors and provide Wyandotte Municipal Services with all of the necessary and accurate information originally requested in the bid package. Again, we feel this is the most reasonable direction based upon the information above.

Our intent is to continue to maintain our relationship with both contractors and proceed with the project in October as originally planned with the low bidder. We envision the re-bid process going quickly and we will be contacting Matt Verhey to assist us with it. I will be speaking with Matt today to discuss how to best proceed and either he or I will be contacting you shortly.

I want to thank you for your time once again and certainly hope that you can understand our position.

Sincerely,

Jim Skarzynski
Wyandotte Municipal Services

Attachment A



September 23, 2013
Wyandotte Municipal Services
3200 Biddle Ave. Suite 200
Wyandotte, MI 48192
Attention: Jim Skarzynski

Mr. Skarzynski,

In response to the letter that we received today concerning the Powerhouse Roof Project, we would like to point out some of the items in the General Conditions and project specifications.

1. With regard to the Anti-Collusion Affidavit. There was a reference to this Affidavit in the Terms and Conditions but no form was provided or attached to the bid document package provided at the Pre-Bid meeting and was not issued as an addendum.
2. With regard to the omitted items in the Garland material list:
 - Glass Cant: Please see Specification 072200 Item 2.3
 - A. Fiber Cant and Tapered Edge Strips: Preformed rigid insulation units of sizes/shapes indicated matching insulation board or of perlite or organic fiberboard, as per the approved manufacturer.
 - B. Seal-tite Pitch Pocket Sealer: Our proposal included Sheet Metal Penetration flashings that would not require Pitch Pocket Sealer but would be fabricated from Sheet metal with a cover to reduce the need for maintenance. Please be advised that Seal Tight Sealer was not called out in the specification.
3. With regard to the comment that Molnar included sales tax in their bid: Specification 007200 General Conditions PART 3 – Contractors Instructions
 - 3.1 TAXES
 - A. Contractor 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.
 - B. Terms and Conditions: Item 10. Each proposal shall separately state and set forth therein the amount of any and all Federal or State Sales, excise, or use taxes included in Proposal Prices. If any such taxes are included in the prices Proposal, Wyandotte Municipal Services reserves the right in making an award to deduct any amount thereof for the payment of which Wyandotte Municipal Services will execute appropriate tax exemption certificates justifying any such tax deductions from proposal prices.

With regard to the fairness of the bid process:

General Conditions

2.60 COMPETENCY OF THE BIDDER

A. To enable the owner to evaluate the competency and financial responsibility of a Contractor, the low Bidder shall, when requested by the owner, furnish the information indicated in Section 5.0 below, entitled Contractors Qualification Statement, which shall be sworn to under oath by him /her or by a properly authorized representative of the bidder .

Also, the 'best-and-final' pricing reference used in the letter is not a feasible form of bidding after the pricing of all of the contractors has been publicly announced and posted. This was a "sealed" bid process in order for the City of Wyandotte to receive the best and most competent bid for the specified work. We feel that we met all of the criteria for the bid process and that we were the successful low bidder.

Your attention is greatly appreciated to this matter

Thank you,

Michael L. Tacoma



GARLAND COMPANY, INC.

Matt Verhey
2435 Ivy Hill Dr.
Commerce, MI 48382
Mobile: 248-880-0896
Email: mverhey@garlandInd.com
Learn More: www.garlandco.com

Wyandotte Municipal Power Scope of Work

The following scope of work is to be used as a guideline for the above referenced project. Should any discrepancies between the Scope of Work listed below and the provided Specifications arise, the Specifications shall supersede.

Replacement Sections: Per Roof Plan Layout

- 1) Remove existing roofs down to the deck. Note that the Chlorine Room, Hydrogen Room, and Circuit Breaker Room are metal deck while the Boiler #5 and Indoor Bus Room sections are structural concrete. All copings are to be removed as well. Existing roofs consist of a 4-ply smooth BUR and a 1" EPS insulation and single-ply, PVC membrane. Daily roof demolition shall be limited to what can be replaced/weatherproofed that day.
- 2) Inspect the deck for any deficiencies and make repairs/patches as necessary per the predetermined square foot price as quoted on the bid form.
- 3) Any curbs lower than 6" are to be raised. Large pipe openings unable to be "raised" are to be designed and detailed per the manufacturer's recommendations. Abandoned units are to be capped with structural deck and roofed over.
- 4) Prime the concrete roof deck as necessary and install a vapor barrier consisting of Torch Base. No vapor barrier/base sheet required at metal deck.
- 5) Install 1" of Polyisocyanurate Insulation over Base Sheet utilizing insulation adhesive at the specified rate. Mechanically fasten at steel deck
- 6) Install ½" HD Densdeck or Securock utilizing insulation adhesive per the specified rates.
- 7) Install an HPR Two-Ply Torch System comprised of a Garland Torch Base sheet and a StressPly IV smooth cap sheet. New drains and leads are to be used at existing drain locations.
- 8) Flashings to consist of a two-ply system of HPR Torch Base and StressPly IV Mineral cap.
- 9) New copings are to be installed per specifications. At Boiler #5 roof, the Stone cap is to remain where an overhang occurs. A termination bar set in sealant along with a counter-flashing is to be used. At areas where the stone is not covered, the joints are to be sealed with a non-sag polyurethane sealant.
- 10) Flood and slag in cold process Black Knight Cold at a rate of 6 gallons per square at Boiler #5 and any other area determined to have slope less than ¼" per 12". At other sections where slope is greater than or equal to ¼" per 12", Weatherscreen is to be used.
- 11) Manufacturer to issue 30 year warranty

***At Boiler #5, a divider wall is to be built at the adjacent roof sections. The smaller area is to have an overflow scupper so drainage is not impeded. All tie-ins are to use similar materials.

2.3 RELATED MATERIALS

- A.** Fiber Cant and Tapered Edge Strips: Performed rigid insulation units of sizes/shapes indicated, matching insulation board or of perlite or organic fiberboard, as per the approved manufacturer.
 - 1.** Acceptable Manufacturers:
 - a.** The Garland Company, Inc.
 - b.** Celotex
 - c.** Johns Manville
 - d.** GAF
 - e.** Approved Equivalent
- B.** Protection Board: Premolded semi-rigid asphalt composition board one half (½) inch.
- C.** Roof Board Joint Tape: Six (6) inches wide glass fiber mat with adhesive compatible with insulation board facers.
- D.** Asphalt: ASTM D312, Type III Steep Asphalt.
- E.** Roof Deck Insulation Adhesive: Single component, low rise foam adhesive as recommended by insulation manufacturer and approved by FM indicated ratings.
 - 1.** Tensile Strength (ASTM D412).....250 psi
 - 2.** Density (ASTM D1875).....8.5 lbs./gal.
 - 3.** Viscosity (ASTM D2556).....8,000 to 32,000 cP.
 - 4.** 2 `Peel Strength (ASTM D903).....17 lb/in.
 - 5.** 3 `Flexibility (ASTM D816).....Pass @ -70°F

PART 3 — EXECUTION

3.1 EXECUTION, GENERAL

- A.** Comply with requirements of Division 01 Section "Common Execution Requirements."

EXHIBIT 2

- L. Final payment shall be made to the Contractor no later than thirty (30) days after job approval, providing the Contractor submits waivers of lien with his/her final invoice indicating that all suppliers have been paid.

2.12 PERFORMANCE AND PAYMENT BOND

- A. The successful Contractor will be responsible for securing a performance and payment bond from an acceptable bonding company. The cost of the bond will be paid directly by the Contractor. Contractor has to identify his/her bonding company and agent, submitting this documentation with his/her proposal. Note: See "Instruction to Bidders."
- B. Financial documentation prescribed by the Owner to ensure that the Contractor is financially sound and capable of supporting the project to its conclusion.
- C. If the successful Bidder is incorporated, an affidavit authorizing persons to sign for the Corporation. This should be in the form of minutes of the meeting of the Board of Directors, authorizing person or persons to sign for this contract work and indicating a quorum being present.

2.13 TERMINATION BY THE OWNER FOR CAUSE

- A. The Owner may terminate the contract and finish the work by whatever reasonable method he/she deems expedient if the Contractor:
 - 1. Persistently or repeatedly refuses to supply specified materials or to provide enough skilled workers to ensure the project will be completed within the time period indicated on his/her Proposal form;
 - 2. Fails to make payment to sub-contractors and/or suppliers for labor and materials as stipulated in the contract documents; and
 - 3. Is guilty of substantial breach of a provision of the contract documents.
- B. When the Owner terminates the contract for any of the above reasons, the Contractor shall not be entitled to receive further payment until the work is finished. If the unpaid balance of the contract sum exceeds the cost of finishing the work, it will be paid to the Contractor. If the cost to finish the work exceeds the unpaid balance, the Contractor shall pay the difference to the Owner.

2.14 COMPLIANCE WITH LAWS

- A. The Contractor shall give notices, pay all fees, permits and comply with all laws, ordinances, rules and regulations bearing on the conduct of work.

PART 3 — CONTRACTOR'S INSTRUCTIONS

3.1 TAXES

- A. Contractor 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.

3.2 CONTRACTOR'S LICENSE

- A. All pertinent state and local licenses will be required.

3.3 QUALIFICATION OF BIDDERS

- A. Provide State of (state here) pre-certification forms.

3.4 BUILDING PERMITS

- A. The acquisition of the applicable permits and associated costs to obtain said permits will be the responsibility of the successful Contractor.

3.5 JOB COORDINATION

- A. Contractor is responsible for daily communication with the Owner or Owner's Representative relating to areas of roof work in order that the Owner may adequately protect tenant's personal belongings, and the people themselves against possible damage or injury. Contractor is also responsible for policing and protecting areas involving removal and replacement of roof projections, defective decking or other work involving deck penetration.
- B. Twenty-four hours prior to starting of the project and/or delivery of materials, the Contractor shall notify: Melanie McCoy (Wyandotte Municipal) & Matt Verhey (Garland).

3.6 CLEAN-UP

- A. Accumulated debris shall be removed periodically to assure maximum safety and sanitation at all times. At completion of work, the Contractor shall remove all excess material and debris from the site and leave all roof surfaces free from accumulations of dirt, debris and other extraneous materials. The Contractor shall also remove any and all drippage of bituminous materials from the face of the buildings, floor, window, ladders and other finished surfaces.

3.7 SUPERINTENDENT

- A. The Contractor shall keep a competent superintendent, satisfactory to the Owner and Owner's Representative, on the job at all times when work is in progress. The superintendent shall not be changed without notifying the Owner and the Owner's Representative unless the superintendent ceases to be in the employ of the Contractor.
- B. The superintendent shall represent the Contractor in his/her absence and all directions and instructions given to the superintendent shall be as binding as if given directly to the Contractor.

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR



COUNCIL

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Ted Miciura Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

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
William R. Griggs
City Clerk

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

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Ted Miciura Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

September 23, 2013

Mark A. Kowalewski, City Engineer
Jeffrey Carley, Fire Chief
Daniel J. Grant, Chief of Police
William R. Look, Department of Legal Affairs
Robert J. Szczechowski, Deputy City Treasurer
Valerie Hall, Supervisor Municipal Service

Re: Solero/Agave/DBA BOURBONS
118 Sycamore

Attached you will find a request for a transfer of a liquor license from the 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 Liquidations LLC.

Please review this application as it pertains to your department and submit a letter to the City Clerk's Office ASAP so we can complete this process.

Maria Johnson
Deputy City Clerk



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
MICHIGAN LIQUOR CONTROL COMMISSION
ANDREW J. DELONEY
CHAIRMAN

STEVE ARWOOD
DIRECTOR

2013 SEP 23 P 1:11

September 18, 2013

Wyandotte City Council
Attn: Clerk
3131 Middle Street
Wyandotte, MI 48192-5935

The purpose of this letter is to notify this local legislative body that the Michigan Liquor Control Commission has received an application for a license, as follows:

Request ID #: 712988

Transfer ownership of 2013 Class C & SDM Licenses

Name of applicant(s): Asset Liquidations LLC

Business address and phone: 118 Sycamore, Suite 118, Wyandotte, MI 48192, Wayne County

Home address and phone number of partner(s)/subordinates:

Mark J. Skehan, 21420 Salisbury, Grosse Ile, MI 48138, B (734) 365-1349

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit. Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011



[Michigan.gov Home](#) |
 [LARA Home](#) |
 [Sitemap](#) |
 [Contact](#) |
 [Online Services](#) |
 [Agencies](#)

Business Id - 234072
Applicant/Licensee - ASSET LIQUIDATIONS LLC
DBA Name - NONE
Address - SYCAMORE PLAZA 118 SYCAMORE SUITE 118 WYANDOTTE, MI 48192

Request Details

Request Id	Status	Transaction	Transaction Completion Date
<u>712988</u>	Pending	TRANSFER OWNERSHIP 2013 CLASS C & SDM LICENSED BUSINESS WITH SUNDAY SALES PERMIT (PM), OUTDOOR SERVICE (1 AREA) AND (2) BARS FROM SAND MP L.L.C. NEW SPECIFIC PURPOSE PERMIT (FOOD) NEW BREWPUB LICENSE IN CONJUNCTION	

Re-Query

Return

Michigan Liquor Control Commission
 Lansing, MI 48909-7505
 Ph: 517-322-1400
 Fx: 517-322-6137

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Lawrence S. Stec

September 24, 2013

William R. Griggs, City Clerk
3200 Biddle Avenue
Wyandotte, Michigan 48192

RE: 118 Sycamore

Dear Mr. Griggs,

The Treasurer's Department has reviewed the tax files for the property located at 118 Sycamore. According to the files, there are no delinquent personal property taxes due to the City of Wyandotte.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. J. Szczechowski".

Robert J. Szczechowski
Deputy Treasurer/Assistant Finance Director



Electric, Steam, Water
Cable Television and High Speed Internet
Service since 1889

To: Maria Johnson
From: Valerie Hall
Date: 09/24/13
Subject: Utility Status- 118 Sycamore Suites A & B -Solero/Agave/Bourbons

Maria,

Utility services for the above named addresses are currently at a zero balance, owing \$0.00 as of 09/24/13.

Thank You,

A handwritten signature in blue ink, appearing to read "V. Hall", is written over the typed name "Valerie Hall".

Valerie Hall
Customer Assistance Supervisor
734.324.7126

OFFICIALS

WILLIAM R. GRIGGS
CITY CLERK

TODD BROWNING
CITY TREASURER

THOMAS WOODRUFF
CITY ASSESSOR



MAYOR
JOSEPH R. PETERSON

CITY COUNCIL
SHERI M. SUTHERBY-FRICKE
DANIEL E. GALESKI
TED MICIURA JR.
LEONARD T. SABUDA
DONALD SCHULTZ
LAWRENCE S. STEC

September 24, 2013
William R. Griggs, City Clerk
City of Wyandotte
3200 Biddle, Avenue
Wyandotte, Michigan 48192

RE: Class C & SDm liquor license Bourbons 118 Sycamore.

Dear Mr. Griggs,

The undersigned has reviewed the request regarding the transfer of Class C & SDM licensed business with Sunday sales permit, outdoor service Liquor License from SAND MP LLC to Asset Liquidations LLC. This department has no objection to the transfer of Class C Liquor License.

If you should have any other questions regarding this matter, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffery Carley', written over a horizontal line.

Jeffery Carley, Fire Chief

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

COUNCIL
Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

September 24, 2013

Mr. William R. Griggs
City Clerk
City Hall
Wyandotte, Michigan

Dear Mr. Griggs:

In response to the request to transfer of Ownership of a 2013 Class Current Occupant & 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 at 118 Sycamore the following applies. The Owners have placed \$600.00 in escrow to insure the repairs as indicated on the attached communications are completed.

Therefore, the undersigned recommends said transfers for 118 Sycamore, Wyandotte be approved.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Mark Kowalewski".

Mark A. Kowalewski
City Engineer

Attachment

MAK:kr
Attachment

LOOK, MAKOWSKI AND LOOK
PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS AT LAW

2241 OAK STREET
WYANDOTTE, MICHIGAN 48192

(734) 285-6500
Fax (734) 285-4160

WILLIAM R. LOOK
STEVEN R. MAKOWSKI

RICHARD W. LOOK
(1921 - 1993)

September 27, 2013

To: Honorable Mayor and City Council

From: Department of Legal Affairs

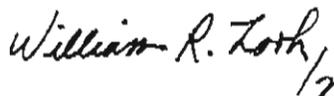
Re: Solero/Agave/dba Bourbons

Dear Mayor and City Council:

I am in receipt of the communication from the City Clerk concerning the transfer of ownership of a 2013 Class C and SDM Licensed Business located at 118 Sycamore Street, Wyandotte, Michigan, Wayne County Michigan to Asset Liquidations LLC.

My department is not aware of any legal issues that would prohibit said request.

Respectfully submitted,
Department of Legal Affairs
LOOK, MAKOWSKI and LOOK
Professional Corporation



William R. Look

WRL:mag

LOOK, MAKOWSKI AND LOOK
 PROFESSIONAL CORPORATION
 ATTORNEYS AND COUNSELORS AT LAW
 2241 OAK STREET
 WYANDOTTE, MI 48192
 BUSINESS PHONE: (734) 285-6500
 FAX NUMBER: (734) 285-4160

WILLIAM R. LOOK
 STEVEN R. MAKOWSKI

RICHARD W. LOOK
 (1912-1993)

FACSIMILE TRANSMITTAL SHEET

TO: MARIA JOHNSON

FROM: WILLIAM R. LOOK

COMPANY:

DATE: 9-27-2013

FAX NUMBER: 324-4568

TOTAL NO. OF PAGES INCLUDING COVER: 2

RE: LIQUOR LICENSE LETTER

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

If you do not receive all pages, please call us at (734) 285-6500.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, OR RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Sent By:

Time:

MAYOR
Joseph R. Peterson

CITY CLERK
William R. Griggs

TREASURER
Todd M. Browning

CITY ASSESSOR
Thomas R. Woodruff



CITY COUNCIL
Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

DANIEL J. GRANT
CHIEF OF POLICE

September 24, 2013

William R. Griggs, City Clerk
City of Wyandotte
3131 Biddle Avenue
Wyandotte, MI 48192

Dear Mr. Griggs:

SUBJECT: LCC REQUEST – Solero/Agave/DBA BOURBONS – 118 Sycamore

The Police Department has reviewed the request to transfer 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 Brepub License from SAND MP LLC to Asset Liquidations LLC, 118 Sycamore, Wyandotte, Michigan, Wayne County. Concluding a review of the proposed request, the police portion of the request is recommended for approval.

The Police Department's final recommendation to the Liquor Control Commission is subject to the applicant meeting all laws and ordinances as required by the Fire and Engineering Departments, and approval of the Mayor and City Council through Resolution. If the City Council resolution is approved, the "Law Enforcement Recommendation" will be forwarded to the Liquor Control Commission.

If there are any additional questions, please feel free to contact my office.

Sincerely,

Daniel J. Grant
Chief of Police

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

3

MEETING DATE: October 7, 2013

AGENDA ITEM #

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: 

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Sales Agreements and property map

William R. Look
 Steven R. Makowski

Richard W. Look
 (1912-1993)

PURCHASE AGREEMENT

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the City of

Wyandotte, Wayne County, Michigan, described as follows:
East 15.50 feet of the west 31 feet of Lot 10, block B Debo's Subdivision, as recorded in Liber 17 page 76 of Plats, WCR being
known as part of the former 944 Elm Street, and to pay therefore the sum of Seven Hundred Seventy-Five & 00/100 (\$775.00)
Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following
conditions;

**THE SALE TO BE CONSUMMATED BY
 PROMISSORY NOTE/MORTGAGE SALE**

<i>PROMISSORY/ MORTGAGE SALE</i>	1. The Purchase Price of \$775.00 plus closing costs to be determined at closing shall be paid to the Seller when the above described property is sold, refinanced, transferred in any manner, conveyed or otherwise disposed of by the Purchaser as evidence by a Promissory Note. A mortgage will be executed and recorded at the time of closing to secure repayment. The mortgage will include the above described property and the adjacent property currently owned by Purchaser. Purchaser is responsible to pay for the recording costs of the mortgage and discharge of mortgage and said amounts will be added to the purchase price at the time of closing. In the event the Purchaser fails to pay the purchase price when due, the Seller may foreclose by advertisement on the mortgaged premises and Purchaser agrees to pay Seller's reasonable attorney fees and all costs associated with said foreclosure. Should this property or the property at 940 Elm, Wyandotte, MI be foreclosed on by any Financial or County Entity this property shall be returned to the Seller.
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted. Purchaser is responsible to pay for the Title Insurance premium.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close.
<i>Purchaser's Default</i>	4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<i>Seller's Default</i>	5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date, is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<i>Title Objections</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: _____
<i>Possession</i>	If the Seller occupies the property, it shall be vacated on or before _____ From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ _____ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ _____ as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.
<i>Taxes and Prorated Items</i>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with due date (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.
<i>Broker's Authorization</i>	8. It is understood that this offer is irrevocable for fifteen (15) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.

9. The Broker is hereby authorized to make this offer and the deposit of N/A Dollars may be held by him under Act No. 112. P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

11. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of _____ However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained. Additional conditions, if any: Contingent upon the following: 1. City Council approval, 2. Seller agrees, at closing, to combine this property with property currently owned by Purchaser known as 940 Plum. Purchaser will be responsible for closing fees including, but not limited, to engineering & tax mapping services of Wayne County in the amount of \$150.00, title premium and recording fees. Closing fees will be included into the Promissory Note/Mortgage amount. Further, a deed restriction will be placed on the deed which will indicate that if the property at 940 Plum is foreclosed on by any entity the property being purchased under this Agreement will revert back to the City of Wyandotte. Property is being purchased in an "as is" condition.

CHECK BOX IF CLOSING FEE OF \$200.00 IS TO BE PAID BY PURCHASER IS REQUIRED.

IN PRESENCE OF: _____ L.S.
Robert Lafferty, Jr. Purchaser

Address 11075 William Taylor, MI 48180
Dated _____ Phone: 734-

BROKER'S ACKNOWLEDGMENT OF DEPOSIT

Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in Paragraphs 8 and 9 above, or will be returned forthwith after tender if the foregoing offer and deposit is declined.

Address _____
Phone _____ By: _____ Broker
This is a co-operative sale on a _____ basis with _____

ACCEPTANCE OF OFFER

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of (_____ Dollars) (_____ per cent of the sale price), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered.

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.

CITY OF WYANDOTTE:

IN PRESENCE OF: _____ L.S.
Joseph R. Peterson, Mayor Seller

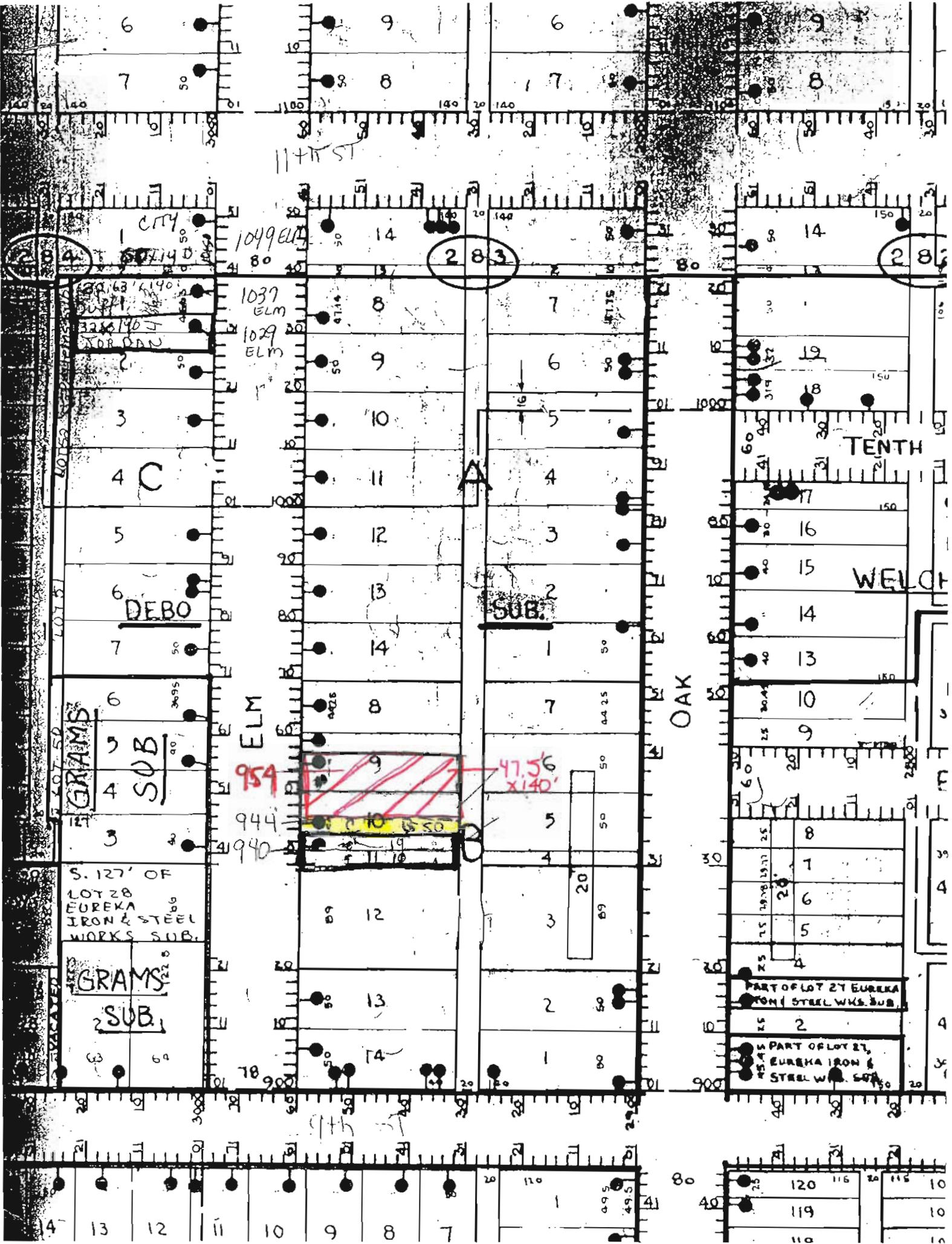
William R. Griggs, City Clerk Seller
Address 3131 Biddle Ave., Wyandotte
Dated: _____ Phone 734-324-4555

PURCHASER'S RECEIPT OF ACCEPTED OFFER

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

Dated _____ L.S.
Purchaser

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP



11th ST

TENTH

WELCH

OAK

DEBO

SUB.

GRAMS
SUB.

ELM

GRAMS
SUB.

S. 127' OF
LOT 28
EUREKA
IRON & STEEL
WORKS SUB.

PART OF LOT 27 EUREKA
IRON & STEEL WKS. SUB.

PART OF LOT 27,
EUREKA IRON &
STEEL WKS. SUB.

954
944
940
47.56
x 140'



283

286

281

14 13 12 11 10 9 8 7 1 110 49.5 41 80 40 120 116 115 10 119 110 10 10

POLICY FOR THE SALE OF NON-BUILDABLE LOTS

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Kechn
CITY ASSESSOR



COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

September 11, 2012.

JOSEPH R. PETERSON
MAYOR
RESOLUTION

Marjorie Griggs
2442-9th Street
Wyandotte, Michigan 48192

By Councilman Leonard Sabuda
Supported by Councilman Todd M. Browning

RESOLVED by the City Council that the communication from Marjorie Griggs, 2442-9th Street, Wyandotte relative to the purchase of adjacent property is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Engineer's office is directed to offer for sale all non-buildable lots at the cost of \$50.00 per front foot and to permit the purchase to be made by deferred payment. This resolution applies to any pending sales that have not yet closed.

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

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on September 10, 2012.

William R. Griggs
William R. Griggs
City Clerk

CC: City Engineer, City Assessor

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 7, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND 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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

④
4

MEETING DATE: October 7, 2013

AGENDA ITEM #

ITEM: Leaf Collection Schedule for 2013

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 10-1-13

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: *Schuyler*

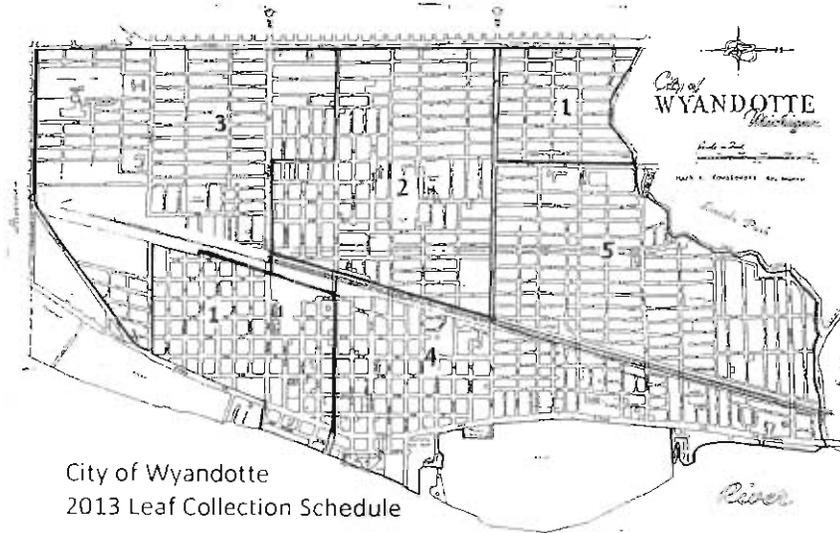
LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *of JP*

LIST OF ATTACHMENTS: 2013 Leaf Collection Schedule

**CITY OF WYANDOTTE
2013 LEAF COLLECTION SCHEDULE**

<u>WEEKS</u>	<u>AREA</u>
4 November 18 - 23, 2013	North Side Oak Street to North Drive, Railroad to Detroit River
5 November 25 – 30, 2013	North side of Ford Avenue to North Drive, Railroad to East side of 15 th Street
2 November 4 - 9, 2013	South side of Ford Avenue to North side of Eureka, Railroad to 15 th South side of Ford Avenue to north side of Oak 15 th Street to Eureka
3 November 11 – 16, 2013	Pennsylvania to South Side of Eureka, Railroad to 15 th Street South side of Oak Street to Pennsylvania, 15 th Street to Fort Street South side of Grove to Central, Biddle Avenue to Railroad
1 October 28 - November 2, 2013	West side of 15 th Street to Fort Street; Goddard to north side of Ford Avenue South side of Oak Street to North side of Grove; Detroit River to the Railroad



The above schedule for leaf collection begins on October 28, 2013. Check the map for the pickup in your area. Pickup will be during the weeks shown above, but leaves should be at the curb on each Monday's date. No grass clippings, branches, tree trimming, etc., are to be placed in the street. If these items are mixed in with the leaves, neither them nor the leaves will be picked up until the resident removes the undesirable materials. These materials will damage the vacuums. Should the resident not remove the undesirable material, the resident may be issued a violation of City ordinance and possibly incur a fine.

Every effort will be made to adhere to the above schedule, however, weather conditions, holidays and equipment breakdowns may cause schedule delays.

- SUGGESTIONS:**
1. Rake all leaves into the street at the curb.
 2. Do not park on or near leaf piles due to the potential fire hazard.
 3. Wetting the leaf piles with a garden hose will prevent blowing and also reduce the risk of fires.

- OTHER OPTIONS:**
1. Leaves can be placed with Curbside Yard Waste Collection.
 2. Leaves can be taken to the Wyandotte Drop-Off Recycling at 1168 Grove.

Recycling Center Hours:

Monday thru Friday 8:00 a.m. to 5:30 p.m.

Saturday 8:00 a.m. to 4:00 p.m.

Sunday 12:00 p.m. to 4:00 p.m. Closed Holidays

Extended hours during the month of November, 2013 –Saturday until 6:00 p.m. and Sunday 10:00 a.m. to 4:00 p.m.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 7, 2013

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND 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 the City Clerk to publish said scheduled in the Wyandotte New 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 _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

5

MEETING DATE: October 7, 2013

AGENDA ITEM # _____

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:



LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Sales Agreement and property map.

LOOK, MAKOWSKI and LOOK
 ATTORNEYS AND COUNSELORS AT LAW
 PROFESSIONAL CORPORATION
 2241 OAK STREET
 WYANDOTTE, MICHIGAN 48192-5390
 (734) 285-6500
 FAX (734) 285-4160
OFFER TO PURCHASE REAL ESTATE

William R. Look
 Steven R. Makowski

Richard W. Look
 (1912-1993)

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the Wyandotte County, Michigan, described as follows: north 20 feet of Lot 77 The Wyandotte Home company's Subdivision as recorded in Liber 39, Page 57 of Plats WCR being known as part of the Former 2052 5th Street, together with all improvements and appurtenances, including all lighting fixtures, shades, Venetian blinds, curtain rods, storm windows and storm doors, screens, awnings, TV antenna, gas conversion unit and permit if any, now on the premises, and to pay therefore the sum of One Thousand Dollars and 00/100 (\$1,000.00) Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions;

{ City
 XXXXXXX of
 XXXXXX

THE SALE TO BE CONSUMMATED BY: Paragraph A
 (Fill out one of the four following paragraphs, and strike the remainder)

<i>Cash Sale</i>	A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
<i>Cash Sale with New Mortgage</i>	B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of Purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a _____ mortgage in the amount of \$ _____, and pay \$ _____ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F. H. A.
<i>Sale to Existing Mortgage</i>	C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by _____ upon which there is unpaid the sum of approximately _____ Dollars, with interest at _____ per cent, which mortgage requires payment of _____ Dollars on the _____ day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.
<i>Sale on Land Contract</i>	D. Payment of the sum of _____ Dollars, in cash or certified check, and the execution of a Land Contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within _____ years from the date of Contract in monthly payments of not less than _____ Dollars each, which include interest payments at the rate of _____ per cent per annum; and which DO, DO NOT include prepaid taxes and insurance.
<i>Sale to Existing Land Contract</i>	If the Seller's title to said land is evidenced by an existing by an existing land contract with unperformed terms and conditions substantially as above set forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.
<i>Evidence of Title</i>	2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible, a complete Abstract of Title and Tax History, certified to a date later than the acceptance hereof. In lieu, thereof, a Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement, will be accepted. Purchaser to pay premium for title insurance policy at time of closing.
<i>Time of Closing</i>	3. If this offer is accepted by the Seller and Purchaser and if title can be conveyed in the condition required hereunder, the parties agree to complete the sale upon notification that Seller is ready to close; however, if the sale is to be consummated in accordance with paragraph B, then the closing will be governed by the time there specified for obtaining a mortgage. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.
<i>Purchaser's Default</i>	
<i>Seller's Default</i>	4. In the event of default by the Seller hereunder, the purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.
<i>Title Objections</i>	5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date, is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.
<i>Possession</i>	6. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to rights of the following tenants: <u>None</u> If the Seller occupies the property, it shall be vacated on or before <u>closing</u> From the closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ <u>NA</u> per day. THI: BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ <u>NA</u> as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD SEEK COMPETENT HELP

<i>Taxes and Prorated Items</i>	7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with <u>due date</u> (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing. Due dates are August 1 and December 1.
<i>Broker's Authorization</i>	8. It is understood that this offer is irrevocable for five (5) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.
	9. The Seller is hereby authorized to accept this offer and the deposit of <u>0.00</u> Dollars may be held by him under Act No. 112, P.A. of 1960 Sect. 13, (j) and applied on the purchase price if the sale is consummated.

10. APPLICABLE TO F. H. A. SALES ONLY:

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered in the purchaser a written statement issued by the Federal Housing Commissioner

setting forth the appraised value of the property for mortgage insurance purpose of not less than \$ _____ which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and the option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

It is further understood between Purchaser and Seller that the additional personal property listed herein has a value of \$ _____.

11. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of the City Engineer, 3131 Biddle Avenue, Wyandotte, MI

However, if a new mortgage is being applied for, Purchasers will execute said mortgage at the bank or mortgage company from which the mortgage is being obtained.

Additional conditions, if any: This Agreement is contingent upon the following: 1. City Council approval; 2. Purchaser combining this property with property currently owned by Purchaser known as 2042 5th Street. 3. Purchaser is responsible for all closing fees including, title premium, Wayne County Fee of \$150.00 and recording fees. Closing fees will be due at time of closing. 4. Property is being purchased in an "as is" condition.

CHECK BOX IF CLOSING FEE OF \$200.00 IS TO BE PAID BY PURCHASER IS REQUIRED.

IN PRESENCE OF:

Ethel Solymosi L.S.
Ethel E. Solymosi Family Trust Purchaser
Ethel Solymosi L.S.
Purchaser

Address 2042 5th Street, Wyandotte, Michigan 48192

Dated _____

Phone: _____

SELLER'S ACKNOWLEDGMENT OF DEPOSIT

Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in Paragraphs 8 and 9 above, or will be returned forthwith after tender if the foregoing offer and deposit is declined.

Address _____

Seller

Phone _____

By: _____

This is a co-operative sale on a _____ basis with _____

ACCEPTANCE OF OFFER

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of (_____ Dollars) (_____ per cent of the sale price), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered.

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.

CITY OF WYANDOTTE:

IN PRESENCE OF:

Joseph R. Peterson, Mayor L.S.

William R. Griggs, City Clerk L.S.
Address 3131 Biddle Avenue, Wvandotte

Dated: _____

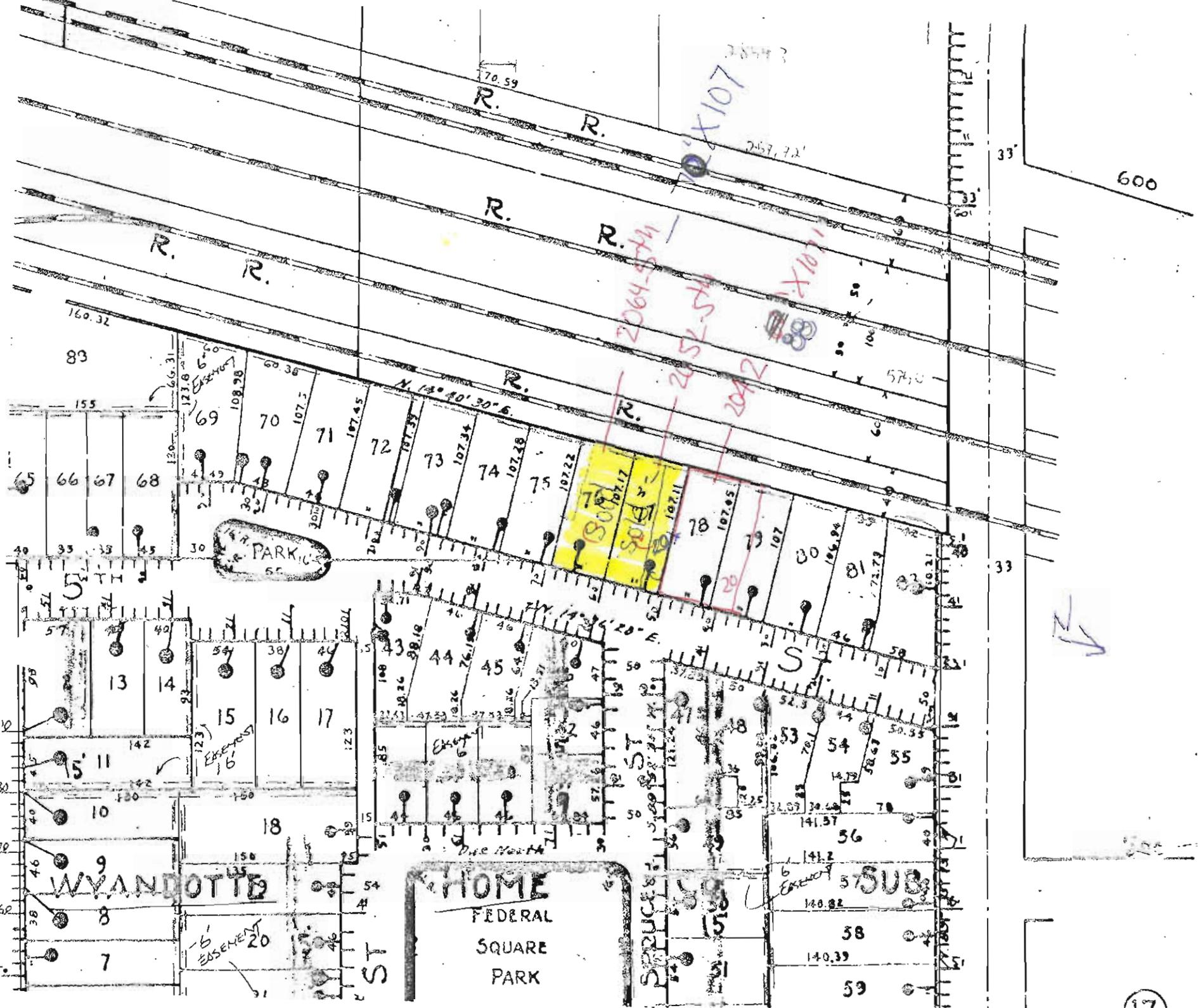
Phone 734-324-4555

PURCHASER'S RECEIPT OF ACCEPTED OFFER

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer in Purchase.

Dated _____

L.S.
Purchaser



600

33'

33'

POLICY FOR THE SALE OF NON-BUILDABLE LOTS

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stee

September 11, 2012.

JOSEPH R. PETERSON
MAYOR
RESOLUTION

Marjorie Griggs
2442-9th Street
Wyandotte, Michigan 48192

By Councilman Leonard Sabuda
Supported by Councilman Todd M. Browning

RESOLVED by the City Council that the communication from Marjorie Griggs, 2442-9th Street, Wyandotte relative to the purchase of adjacent property is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Engineer's office is directed to offer for sale all non-buildable lots at the cost of \$50.00 per front foot and to permit the purchase to be made by deferred payment. This resolution applies to any pending sales that have not yet closed.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda Stee
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on September 10, 2012.

William R. Griggs
William R. Griggs
City Clerk

CC: City Engineer, City Assessor

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 7, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED BY THE MAYOR AND 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

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

6

MEETING DATE: October 7, 2013

AGENDA ITEM # _____

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

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski

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:

Dysdal

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION:

Mark Kowalewski

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

WYANDOTTE

**SPECIFICATIONS FOR QUALIFICATIONS
AND PROPOSALS FOR REDEVELOPMENT OF
FORMER MCKINLEY SCHOOL AT 640 PLUM STREET
IN THE CITY OF WYANDOTTE, MICHIGAN**

BID FILE #4630

Issue Date: October 7, 2013
Closing Date: November 4, 2013

City of Wyandotte
Department of Engineering and Building
3200 Biddle, Suite 200
Wyandotte, Michigan 48192
www.wyandotte.net

Mark A. Kowalewski, PE, City Engineer

Table of Contents

Background Information 3

Property Information 3-4

Required content for proposals 4-6

Instructions to proposal makers 7-8

Award Procedures 9

Administrative Procedures 10

Proposal signature sheet 11

Anti-collusion affidavit 12

ATTACHMENTS

Site Map Exhibit A

City Map Exhibit B

BACKGROUND INFORMATION

The City of Wyandotte is pleased to announce the offering of a prime Wyandotte Parcel for residential redevelopment. This property is a vacant elementary school. The City will consider the rehabilitation of the current building or the removal of the building and redevelopment of the entire site into a residential use.

The property is currently zoned Single Family Residential District (RA) and the City will only consider residential development of this site.

The City will only consider projects that are taxable entities.

PROPERTY INFORMATION

A. LOCATION:

The property is known as 640 Plum, Wyandotte, the former McKinley Elementary School. The property is located four (4) blocks south of Eureka Road.

B. DESCRIPTION OF PROPERTIES, HISTORY & LEGAL DESCRIPTION:

The building located at 640 Plum is most recently the former McKinley Elementary School. The building consists of approximately 53,719.5 square feet not including the basement. There are two (2) floors and a full basement.

The legal description for this property is: Lots 1 thru 14, Block 179, Plat of Part of Wyandotte as recorded in Liber 1 Page 295.

The City may consider proposals that include the adjoining park which is Lots 8 thru 14, Block 178 Plat of Part of Wyandotte as recorded in Liber 1 Page 142 and the vacated Cherry Street. This area is 350' x 220'.

See map identified as Attachment A.

C. ZONING:

The property is currently zoned RA (Single Family Residential District). Proposals will only be accepted for uses that are residential. The City would consider rezoning of the property provided it is for residential use. Copies of our current zoning ordinance may be found on our website at www.wyandotte.net.

D. BUILDING AND SITE CONDITIONS:

The building is currently vacant and is being sold in an "as is" condition without expressed or implied warranty. The City of Wyandotte assumes no responsibility for the environmental conditions, including existing underground conditions of the property.

The City is in the process of performing a Phase I Environmental Assessment on the property. Once this report is completed, it will be made available for viewing.

E. DEVELOPMENT OBJECTIVES

1. The City of Wyandotte will consider either a development that utilizes the existing structure or provides demolition of the building. The purchaser is responsible for all work necessary to rehabilitate the structure or provide for demolition, including but not limited to the following: legal, architectural, environmental, engineering, infrastructure, utilities, public right-of-way improvements, legal descriptions and any other related work.
2. A Proposed Development should be consistent with the development objective outlined in the City of Wyandotte's Strategic Plan 2010-2015. This document may be found on City's website at www.wyandotte.net

REQUIRED CONTENT FOR PROPOSALS

F. QUALIFICATIONS

1. Previous experience: Respondents should present a listing of previously completed projects similar in scope of work of the proposed project.
2. Financial resources: Respondents should submit the names, addresses, telephone numbers and relevant positions of several project and banking references.
3. Participants: Respondents should identify each of the participants involved in the project, identify their roles and provide an overview of their previous experience.
4. Plan of action: Respondents should provide a detailed overview of how the proposal will be implemented. The description should include a detailed, step-by-step schedule for implementation of the project including a projected time schedule and preliminary cost estimates.
5. Financing: Respondents should demonstrate how the project will be financed. A detailed narrative identifying the method of financing, sources of funds and amounts from each source should be provided.

G. PRELIMINARY SITE PLAN & SCHEMATIC DESIGN

1. In order to review all feasible alternatives, the City will accept multiple preliminary design proposals. Preliminary site plans do not have to be drawn to scale, as they are conceptual. If a proposal is otherwise acceptable, a scaled site plan will be required. A preliminary site plan must accompany each proposal and shall include:
 - a. Proposed layout and use of each floor, including basement.
 - b. Provisions for parking and showing whether covered or uncovered.
 - c. Means of ingress and egress.
 - d. Landscaping plan. The landscaping plan must comply with the City's landscaping ordinance requirements. Regardless of the proposed use, the site plan submitted in response to this request must include a site layout indicating the pavement areas to remain and the pavement areas to be removed.

2. More specific information about the proposed project, i.e., finish construction materials and architectural renderings will aid the city in formulating recommendations to the Mayor and City Council.
3. If possible, provide a visual representation of the proposed development and provide schematic plans that include typical floor plan(s) and elevations of front, side and rear views. Such visual representation need not be elaborate or costly, but should offer a clear picture of the proposed end result.
4. Provide a description of the construction quality, green building techniques (ie, LEED) utilized and any energy efficiency gains produced, and the quality of the internal aesthetics.

H. ECONOMIC IMPACT

The respondent must provide a description of the anticipated impact of the proposed project, such as construction and permanent jobs created, estimated total dollar amount invested in the rehabilitation of the property, and the estimated cost of equipment, machinery and furnishings purchased for site. A full market study is not required, but the statement should demonstrate the respondent's understanding of the larger market issues and how the project will be successful within that context.

I. PRICE

The proposed bidding price must be written in both words and numerals. Provided the building will remain vacant during remodeling, an escrow deposit would be required for the estimated cost of building repairs and improvements. Your proposal must outline the amount you intend to pay at closing, and the means of financing required for the remainder of the balance. Preference will be given to those bidders with a higher percentage of initial cash to percentage financed.

J. EARNEST MONEY DEPOSIT

Proposals in response to this offering shall include a Ten Thousand Dollar (\$10,000.00) deposit in the form of a cashier's check, bank money order, or certified check payable to the "City of Wyandotte". In order to protect the integrity of this solicitation and review process, deposits may be forfeited in cases where acceptable proposals are withdrawn prior to execution of any agreement. This earnest money deposit shall be applied to the purchase price of the successful bidder at the time of closing. All other deposits shall be returned at the discretion of the City Council.

K. DISCLOSURE AND ANTI-COLLUSION

Proposal makers must complete the sworn affidavit included in this Request for Qualifications and Proposals, listing all persons, firms or corporations having any interest in the Agreement that would result from acceptance of the proposal, and stating whether any member of the City Council, or Officer, or Employee of the City is directly interested in said proposal (page 12).

L. STANDARDS

Purchaser understands that in addition to contractual obligations that result from this proposal process, development of the property is subject to all usual codes and ordinances applicable for construction and use, as follows.

1. City of Wyandotte Zoning Ordinance.
2. City of Wyandotte Building Code. The City utilizes the State of Michigan Building Code, 2000 (or current edition(s) at time of construction).
3. Michigan Rehabilitation Code for Existing Buildings

M. EVALUATION

Responses to this offering will be evaluated for the best combination of the following:

1. Quality of the proposed redevelopment.
2. Experience, qualifications and readiness of the prospective purchaser to redevelop the property.
3. Highest and Best Use of the property determined by impact to the City in terms of dollars invested, positive financial impact for downtown merchants, and long-term tax base generated.
4. Dollar amount bid for the property.
5. A development that is consistent with the City of Wyandotte's Strategic Plan 2010-2015. This document may be found on the City's website at www.wyandotte.net.

N. REQUIRED BUILDING IMPROVEMENT DOCUMENTS PRIOR TO CLOSING

1. The successful bidder will be required to submit the following to the City prior to a Purchase Agreement being forwarded to Mayor and City Council: (1) a rehabilitation or demolition/construction schedule with time frames identified and a budget with cost estimates; and (2) a document indicating the ability to finance the project or obtain financing.
2. Prior to closing on the property, the successful bidder must complete the following: (1) rehabilitation or new construction plans must be approved by the City and all required permits pulled; (2) evidence of adequate financing in the form of a bank statement, loan approval or other acceptable documentation; (3) a final rehabilitation budget with a list of contractors and associated costs (based on permits pulled by the contractors); (4) site and landscape plan approved by the Planning Commission.

INSTRUCTIONS TO PROPOSAL MAKERS

A. DELIVERY

Proposals with bid deposits in response to this Request for Qualifications and Proposals shall be delivered to the City Clerk, Wyandotte City Hall, 3200 Biddle Avenue, Suite 100, Wyandotte, Michigan, prior to the deadline in a sealed envelope which shall be clearly marked as follows:

**SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS
FOR REDEVELOPMENT OF FORMER MCKINLEY SCHOOL
AT 640 PLUM STREET IN THE CITY OF WYANDOTTE, MICHIGAN
BID FILE #4630**

B. DEADLINE

Monday, November 4, 2013 at 2:00 p.m. Local Time

C. PRE-PROPOSAL WALK-THROUGH

Friday, October 25, 2013, from 10:00 a.m. to Noon at 640 Plum, the City will conduct a pre-proposal meeting and tour of the building. All proposal makers are encouraged to attend this meeting.

D. OPENING

The proposals will be publicly opened and read aloud at Wyandotte City Hall, City Council Chambers, at 2:00 p.m., November 4, 2013, or as soon thereafter as convenient.

E. EXPEDITIOUS AGREEMENT

The successful bidder shall expeditiously enter into a purchase agreement, subject to the terms set forth in the specifications, for submission to the City Council.

F. PROPOSAL SELECTION

The City intends to utilize submittals to these specifications as a method of determining qualifications of purchasers and as an evaluation of the proposals submitted. Interviews of selected purchasers may also be scheduled.

G. TERMS OF SALES AGREEMENT

The terms of any eventual Agreement of Sale will include, but are not limited to, the following:

1. "As-Is" condition. The property being sold is in "As-Is" condition, without express or implied warranty.
2. Title Insurance. The City of Wyandotte will furnish a Warranty deed. Title insurance must be obtained at the purchaser's expense.
3. Taxes and Prorated Items. The City as Seller shall pay all taxes and assessments, which have become a lien upon the land at the date of the purchase agreement. Current taxes, if any, including current taxes on structures already demolished, shall be prorated and adjusted as of the

4. The property is being offered as one parcel.
5. Evidence of adequate financing for rehabilitation or demolition/construction of project.
6. Site plan approval.
7. The purchase agreement will require obtaining a City building permit and submitting a property survey prior to closing. Purchaser will have 120 days from Council acceptance of the Purchase Agreement to obtain a building permit. One (1) thirty (30) day extension may be granted by the City Engineer at his discretion.
8. Purchaser is responsible for the payment of the TWO HUNDRED DOLLAR (\$200.00) closing fee. The closing fee will be paid at the time of closing. .
9. The respondent shall be responsible for obtaining at its sole cost: all permits, standard regulatory approvals, approvals for zoning appeals or regulatory changes of any kind, as well as any required engineering and environmental studies title for the properties, all closing costs, any costs for appraisals, surveys, legal descriptions, and, any other typical development "soft costs".

H. RESERVATION

The City, as always, reserves the right to reject any or all responses and the right to waive any formal defects in proposals when deemed in the best interest of the City. Material submitted by respondents to the City becomes the property of the City and may not be returned.

I. ADDITIONAL COPIES

This RFQ & P is on file in the Office of the City Clerk and copies are available for download on the City of Wyandotte's Website: www.wyandotte.net and also at the Michigan Inter-governmental Trade Network (MITN) website at: www.mitn.info

J. INQUIRES

Questions about this proposal shall be submitted, in writing, by October 29, 2013 at 1:00 p.m. and directed to:

Mark Kowalewski, PE, City Engineer
3200 Biddle Avenue, Suite 200, Wyandotte, Michigan
734-324-4554, mkowalewski@wyan.org

Or

Kelly Roberts, Development Coordinator
3200 Biddle Avenue, Suite 300, Wyandotte, Michigan
734-324-4555, kroberts@wyan.org

AWARD PROCEDURES

A. ELIGIBILITY FOR AWARD

1. In the event that the city determines that it has received one proposal, which, at the sole determination of the City, is feasible, then the City may make an award for the property under the terms of this RFP. In order to be eligible for such an award, the proposal must be responsive to the RFP. Responsive proposals must follow all guidelines established herein for preparation and submission and achieve goals stated within this RFP.
2. Respondent may be required to make a presentation to the Wyandotte City Council.
3. The City may designate a Review Panel for evaluating the proposal. The size and composition of the Review Panel is the sole responsibility of the City. The Review Panel shall have the opportunity to review all written materials and may request additional written materials or oral presentations from any or all Respondents.
4. The Wyandotte City Council will make the final decision regarding the award of the project. In doing so, the Council retains the right to accept, reject or revise all recommendations, to request additional information from the Review Panel, City Staff, any or all Respondents and to reject all Respondents.

B. NOTICE OF AWARD

Official notice of award will be sent by U.S. Mail to the address and contact persons listed on the Proposal Signature Sheet. Respondents who are not selected will be similarly notified by U.S. Mail after a proposal has been accepted and approved.

ADMINISTRATIVE INFORMATION

Issue Date:

October 7, 2013

Issuing Officer:

City of Wyandotte, Department of Engineering and Building
3200 Biddle Avenue
Wyandotte, Michigan 48192

Obtaining RFP:

The RFP is available free of charge from the Michigan Inter-Governmental Trade Network (MITN) website at www.mitn.info the City of Wyandotte's website at www.wyandotte.net . All addendums will be listed on these websites.

Questions and Inquires:

Written questions and inquires will be accepted from respondents and must be submitted by October 29, 2013 at 1:00 p.m. Please direct questions to mkowalewski@wyan.org or kroberts@wyan.org.

Deadline:

The deadline for receipt of proposals is 2:00 p.m. local time on Monday, November 4, 2013. Proposals will be dated and time stamped upon submission. Use of the U.S. Postal Service, private delivery companies or courier services is undertaken at the sole risk of the Respondent. It is the Respondent's sole responsibility to ensure that the proposal is in the possession of the City by the deadline.

Submitting Responses to RFP:

All proposals must be delivered to:

The City of Wyandotte will receive proposals at Wyandotte City Hall, City Clerk's Office, 3200 Biddle Avenue, Suite 100, Wyandotte, Michigan.

Please submit one (1) original with original signatures plus two (2) copies totaling three (3) submissions of each proposal and all materials together in one envelope, clearly marked as follows:

**SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS
FOR REDEVELOPMENT OF FORMER MCKINLEY SCHOOL
AT 640 PLUM STREET IN THE CITY OF WYANDOTTE, MICHIGAN
BID FILE #4630**

PROPOSAL SIGNATURE SHEET

DATE: _____, 2013

TO: The Honorable Mayor and City Council
Wyandotte City Hall, 3200 Biddle Avenue
Wyandotte, Michigan 48192

**PROJECT: SPECIFICATIONS FOR QUALIFICATIONS AND PROPOSALS FOR
REDEVELOPMENT OF FORMER MCKINLEY SCHOOL AT 640 PLUM IN THE CITY OF
WYANDOTTE, MICHIGAN. BID FILE #4630**

**THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:
(each box must be checked by Proposal Maker)**

- INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- COMPREHENSION: Understanding Specifications, including expeditious agreement, Council approval, permits prior to closing, and commitment to develop within six (6) months.
- PROPOSED BUILDING FEATURES: Proposals must be attached.
- BID PRICE FOR PROPERTY: _____ Dollars
(\$_____.00)
- EXECUTED ANTI-COLLUSION AFFIDAVIT: to be attached.
- DEPOSIT: Ten Thousand Dollars (\$10,000)
Check No. _____
- SIGNATURE: _____
Name: _____
(please print)
Company Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
E-mail address: _____
- ADDENDUMS RECEIVED: _____

ANTI-COLLUSION AFFIDAVIT

Note: The affidavit set forth below MUST be executed on behalf of the proposal maker and furnished with every proposal.

STATE OF MICHIGAN
COUNTY OF WAYNE

_____, being first duly sworn, deposes and says he/she is

the _____ of _____, the proposal maker
TITLE (if applicable) NAME OF COMPANY

which has submitted on the ____ day of _____, 2013 to the City of Wyandotte, Michigan, a proposal for the development of the former McKinley School 640 Plum Street in the City of Wyandotte, all as fully set forth in said proposal. The aforementioned proposal maker constitutes the only person, firm or corporation having any interest in said bid or in any contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in whole or in part of said proposal, except as follows:

Affiant further states that said proposal is in all respects fair and is submitted without collusion or fraud; and that no member of the City Council, or officer or employee of said City is directly or indirectly interested in said proposal.

Applicant Signature

SWORN TO and subscribed before me, a Notary Public, in and for the aforementioned named State and County this ____ day of _____, 2013.

Notary Public: _____

My Commission Expires: _____

EXHIBIT A

SCHOOL PROPERTY:

Lots 1 thru 14, Block 179, Plat of Part of Wyandotte as recorded in Liber 1 Page 295.

PARK PROPERTY:

Lots 8 thru 14, Block 178 Plat of Part of Wyandotte as recorded in Liber 1 Page 142 and the vacated Cherry Street.

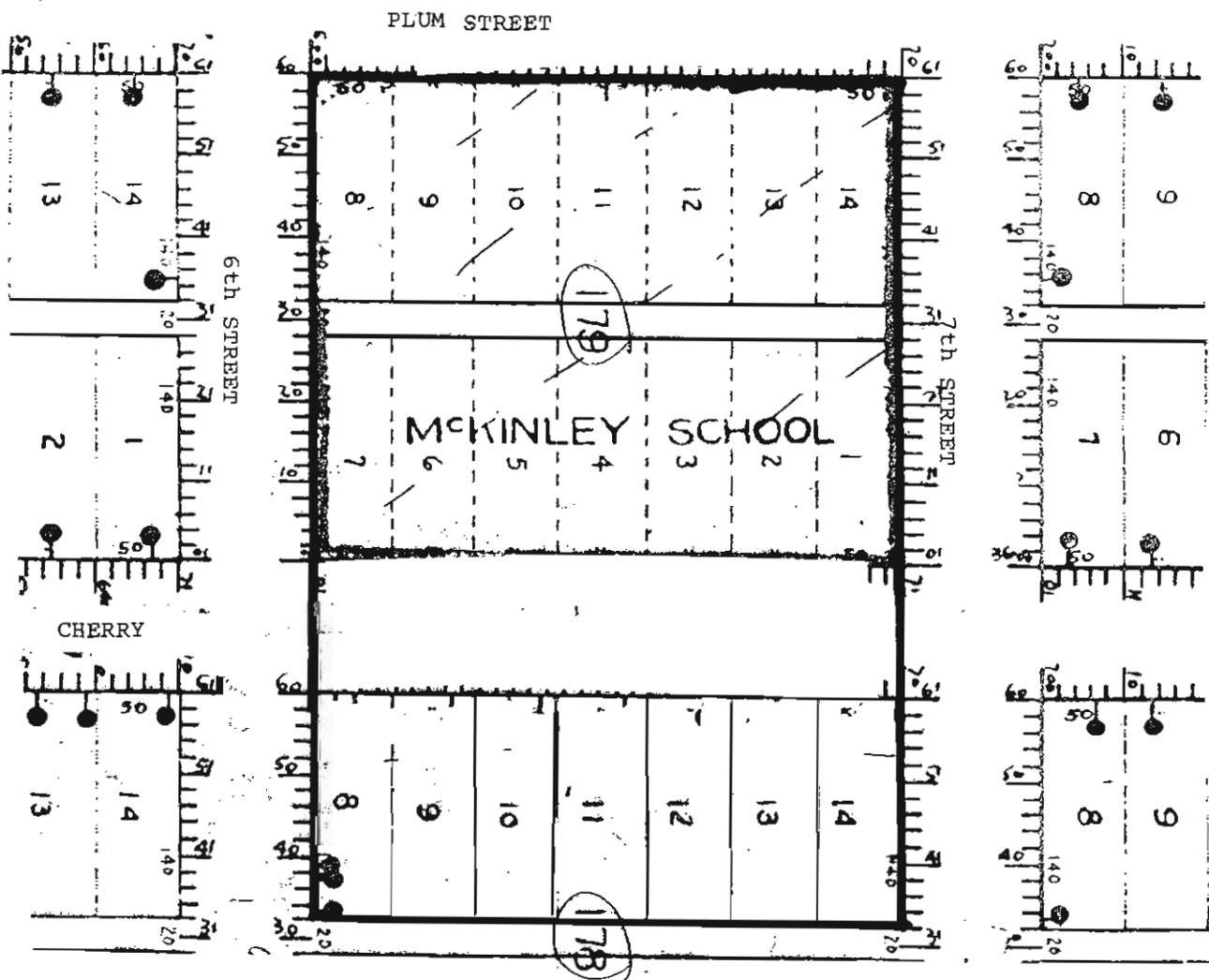
EXHIBIT A

SCHOOL PROPERTY:

Lots 1 thru 14, Block 179, Plat of Part of Wyandotte as recorded in Liber 1 Page 295.

PARK PROPERTY:

Lots 8 thru 14, Block 178 Plat of Part of Wyandotte as recorded in Liber 1 Page 142 and the vacated Cherry Street.





Google earth

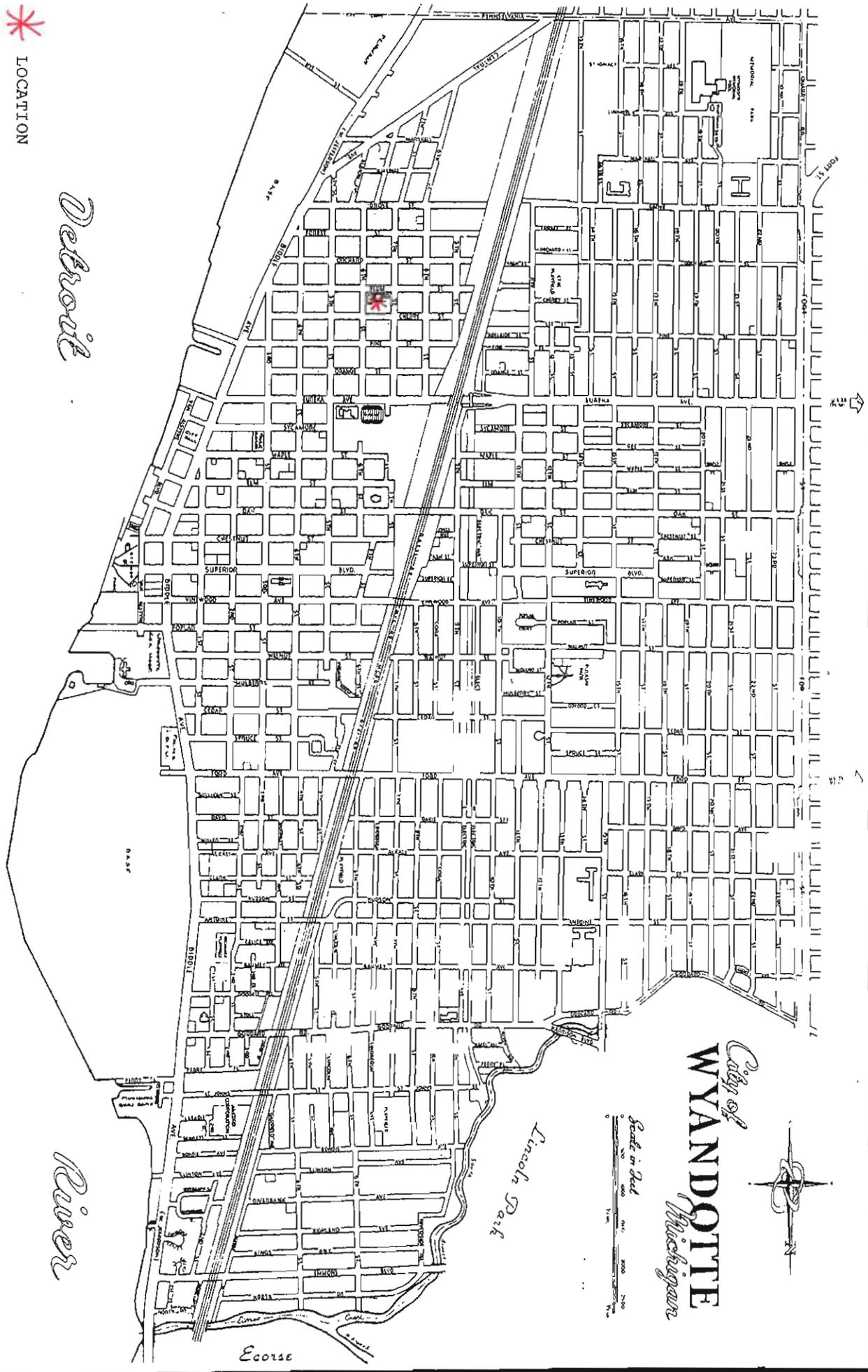


Riverview

 LOCATION

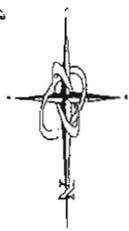
Detroit

River



City of
WYANDOTTE
 Michigan

Scale in Feet
 0 500 1000 1500 2000



Ecorse

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: October 7, 2013

RESOLUTION by Councilperson _____

BE IT RESOLVED CITY COUNCIL that Council concurs with the recommendation of the City Engineer regarding the Specifications for Qualifications and Proposals for Development of Former McKinley School Site located at 640 Plum; AND

BE IT FURTHER RESOLVED that the Specifications be placed on the City's and on Michigan Intergovernmental Trade Network (MITN) Websites, hold a Pre-Proposals Walk-Through on October 25, 2013 from 10:00 a.m. to Noon open proposals on November 4, 2013.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

<u>YEAS</u>	<u>COUNCIL</u>	<u>NAYS</u>
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

First Reading

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”

THE CITY OF WYANDOTTE ORDAINS:

Section 1. Amendment to Section 2-206 “Definitions” by Amending the Definition of “Final Average Compensation” in Subparagraphs (1) and (2)

Sec. 2-206 Definitions

Final average compensation means:

(1) For general members, the average of any three (3) consecutive years of a member’s credited service producing the highest total amount of said member’s base wage plus the average longevity payments made to the member during the last three (3) years of his employment, effective October 6, 1980. If a member has less than three (3) years of credited service, his final average compensation received by him during his total period of credited of service. Notwithstanding anything herein to the contrary, effective October 5, 1987, for members of the American Federation of State, County and Municipal Employees (A.F.S.C.M.E), Local 894, and for members of the Police Officers Association of Michigan (P.O.A.M.), final average compensation (except in the case of a deferred retirement, a member’s resignation or a member’s discharge) shall also include a member’s accrued vacation and sick leave paid on retirement, provided however, that said accrued vacation and sick leave amounts shall in no event increase a member’s final average compensation more than ten (10) per cent. Notwithstanding anything herein to the contrary, effective February 1, 1990, for nonunion general members, for members of the American Federation of State, County and Municipal Employees (A.F.S.C.M.E.) local 894, and members of the F.O.P. police/fire dispatcher/clerical, final average compensation (except in the case of a deferred retirement, a member’s resignation or a member’s discharge) shall also include a member’s accrued vacation and sick leave paid on retirement, provided however, that said accrued vacation and sick leave amounts shall in no event increase a member’s final average compensation more than twenty-five (25) per cent. **Notwithstanding anything herein to the contrary, effective February 1, 2000, for nonunion general members and for members of the American Federation of State, County, and Municipal Employees (A.F.S.C.M.E) local 894, final average compensation means the average of the highest three (3) consecutive years of compensation, and includes all base wages, overtime, and longevity. Final average compensation (except in the case of a deferred retirement, a member’s resignation or a member’s discharge) will also include accrued sick and vacation time paid on retirement.**

The accrued sick and vacation amounts shall not increase a member's final average compensation by more than twenty-five (25) per cent. Notwithstanding anything herein to the contrary, effective February 1, 2013, for nonunion general members, and June 30, 2013, for members of the American Federation of State, County, and Municipal Employees (A.F.S.C.M.E) local 894, final average compensation means the average of the highest three (3) consecutive years of compensation, and includes all base wages, ~~overtime~~, and longevity. Final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) will also include accrued sick and vacation time paid on retirement. The accrued sick and vacation amounts shall not increase a member's final average compensation by more than twenty-five (25) per cent.

(2) For police members, the best twelve (12) months of compensation plus holiday pay for the three hundred sixty-five-day period preceding the effective date of retirement plus longevity contained in the last year of credited service, effective October 6, 1980. Notwithstanding anything herein to the contrary, effective February 1, 1987, for members of the patrol officers bargaining unit only, final average compensation (except in the case of a deferred retirement, a member's resignation or a members discharge) shall also include a member's accrued vacation and sick leave paid on retirement, provided however, that said accrued vacation and sick amounts shall in no event increase a member's final average compensation more than ten (10) per cent. Notwithstanding anything herein to the contrary, for police members and police department command officers, final average compensation means the best twelve (12) consecutive months of compensation, plus longevity contained in the last year of credited service, and shall also include holiday pay for the three hundred sixty-five-day period preceding the effective date of retirement, effective October 5, 1981. Notwithstanding anything herein to the contrary, effective February 1, 1990, for police members and police department command officers, final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) shall also include a member's accrued vacation and sick leave paid on retirement, provided however, that said accrued vacation and sick leave amounts shall in no event increase a member's final average compensation more than twenty-five (25) per cent. Notwithstanding anything herein to the contrary, effective February 1, 1999 for police patrol members and February 1, 2000 for police command members, final average compensation means the average of the highest three (3) out of the last ten (10) years of compensation, and includes all base wages, shift differential, **eligible overtime as defined in the collective bargaining agreement**, annual payments of accrued compensatory time, longevity pay, and holiday pay. Final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) will also include sick and vacation time paid on retirement. The accrued sick and vacation amounts shall not increase a member's final average compensation by more than twenty-five (25) per cent. For fire members "final average compensation" means the best twelve (12) months of compensation plus longevity contained in the last year of credited service, effective October 4, 1976, and "final average compensation" shall also include holiday pay for the three hundred sixty-five-day period

preceding the effective date of retirement, effective October 5, 1981. Notwithstanding anything herein to the contrary, effective February 1, 1987, for fire members, final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) shall also include a member's accrued vacation and sick leave paid on retirement, provided however, that said accrued vacation and sick leave amounts shall in no event increase a member's final average compensation by more than ten (10) per cent. Notwithstanding anything herein to the contrary, effective February 1, 1990, for fire members, final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) shall also include a member's accrued vacation and sick leave paid on retirement, provided however, that said accrued vacation and sick leave amounts shall in no event increase a member's final average compensation more than twenty-five (25) per cent. Notwithstanding anything herein to the contrary, effective February 1, 2000, for fire member's final average compensation means the average of the highest three (3) out of the last ten (10) consecutive years of compensation, and includes all base wages, ALS premium pay, overtime, longevity, food allowance and holiday pay. Final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) will also include accrued sick and vacation time paid on retirement. The accrued sick and vacation amounts shall not increase a member's final average compensation by more than twenty-five (25) per cent. **Notwithstanding anything herein to the contrary, effective February 1, 2012, for fire members final average compensation means the average of the highest three (3) consecutive years out of the last ten (10) years of compensation, and includes all base wages, ALS premium pay, overtime, longevity, food allowance and holiday pay for this time period. Final average compensation (except in the case of a deferred retirement, a member's resignation or a member's discharge) will also include accrued sick and vacation time paid on retirement. The accrued sick and vacation amounts shall not increase a member's final average compensation by more than twenty-five (25) per cent.**

Existing Subparagraphs (3) and (4) immediately following the above remain unchanged.

Section 2. Amendment of Definition of "General Member" in Section 2-206 "Definitions" by Amending Subparagraph (4)

Member means any person who is included in the membership of the retirement system as set forth below:

(4) *General member* means any member, including nonunion administrative, technical, and clerical employees and members of the American Federation of State, County and Municipal Employees (A.F.S.C.M.E.), Local 894, and members of the Police Officers Association (P.O.A.M.), except i) a policeman or fireman member, (ii) a hospital member, (iii) a municipal

service member, (iv) nonunion administrative, technical, or clerical employees of the city hired after October 1, 1999, (v) members of the American Federation of State, County and Municipal Employees (AFSCME), Local 894, hired after March 31, 2000, (vi) nonunion administrative, technical, or clerical employees of the city hired before October 1, 1999 who voluntarily elected to leave membership of the retirement system on March 31, 2001 pursuant to the rules in effect at that time, (vii) members of the American Federation of State, County and Municipal Employees (A.F.S.C.M.E.), Local 894, hired before March 31, 2000 who voluntarily elected to leave membership of the retirement system on March 31, 2001 pursuant to the rules in effect at that time, (viii) members of the Police Officers Association of Michigan (P.O.A.M.)-Dispatchers/Clerical bargaining unit hired after July 1, 2001, **and** (ix) members of the Police Officers Association of Michigan (P.O.A.M.)-Dispatchers/Clerical bargaining unit hired before July 1, 2001, who voluntarily elected to leave membership of the retirement system on June 30, 2002 pursuant to the rules in effect at that time, **and (x) members of the American Federation of State, County and Municipal Employees (A.F.S.C.M.E.), Local 894, hired before March 31, 2000 who voluntarily elected to leave membership of the retirement system on March 31, 2013 pursuant to the rules in effect at that time.**

Section 3. Amendment to Section 2-207 "Membership" by amending 2-207(b) and adding a new subparagraph (c) and by redesignating the existing subparagraph (c) to Subparagraph (d).

Sec. 2-207. Membership

(b) The membership of the retirement system, effective April 1992, shall not include:

- (1) Elective and appointive officials who are not in full time employment with the city;
- (2) Any person whose services are compensated on a fee or contractual basis;
- (3) Any person in a position normally working less than eighty (80) hours per month;
- (4) Any person hired on a temporary part-time seasonal, co-op, internship or emergency or volunteer basis, including crossing guards and park rangers;
- (5) The medical director and actuary;
- (6) Any person who cannot complete the minimum credited service requirements, other than those eligible under section 2-262 dealing with the Reciprocal Retirement Act;
- (7) Any person in receipt of retirement allowance from the City of Wyandotte Employee's Retirement System.

(c) In addition to the exclusions identified in (b) above, Membership of the retirement system shall not include:

- (8) Any police patrol member hired after February 1, 1999;

- (9) Any nonunion administrative technical or clerical employees of the city hired after October 1, 1999;
- (10) Any member of the American Federation of State, County and Municipal Employees (A. F. S. C. M. E.) Local 895, hired after March 31, 2000;
- (11) Any police command member hired after February 1, 1999;
- (12) Any fireman member hired after October 1, 2000;
- (13) Any nonunion administrative, technical, or clerical employee of the city hired before October 1, 1999 who voluntarily elected to leave membership of the retirement system on March 31, 2001 pursuant to the rules in effect at that time;
- (14) Any member of the American Federation of State, County and Municipal Employees (A. F. S. M. E.) local 894, hired before March 31, 2000 who voluntarily elected to leave membership of the retirement system on March 31, 2001 pursuant to the rules in effect at that time;
- (15) Any member of the dispatch/clerical bargaining until hired after July 2, 2001;
- (16) Any member of the dispatch/clerical bargaining unit hired before July 1, 2002 who voluntarily elected to leave membership of the retirement system on June 30, 2002 pursuant to the rules in effect at that time;
- (17) Any municipal service employee hired after September 30, 2006;
- (18) Any municipal service employee hired before October 1, 2006 who voluntarily elected to leave membership of the retirement system.
- (19) **Any member of the American Federation of State, County and Municipal Employees (A. F. S. C. M. E.), Local 894, hired before March 31, 2000 who voluntarily elected to leave membership of the retirement system on March 31, 2013 pursuant to the rules in effect at that time.**

(d) In all cases of doubt, the commission shall decide who is a Member of the system within the meaning of this article.

Section 4. Severability.

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Effective Date.

This Ordinance takes effect fifteen (15) days from the date of its passage and a summary shall be published in a newspaper circulated in the City of Wyandotte within ten (10) days after the adoption.

On the question, "SHALL THIS ORDINANCE NOW PASS?", the following vote was recorded:

YEAS	COUNCILMEN	NAYS
_____	Fricke	_____
_____	Galeski	_____
_____	Miciura	_____
_____	Sabuda	_____
_____	Schultz	_____
_____	Stec	_____

Absent: _____

I hereby approve the adoption of the foregoing ordinance this day of _____, 2013.

CERTIFICATE

We, the undersigned, JOSEPH R. PETERSON and WILLIAM R. GRIGGS, respectively the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the Council of the City of Wyandotte, at a regular session thereof on Monday, the _____ day of _____, 2013.

Dated: _____, 2013

JOSEPH R. PETERSON, Mayor

WILLIAM R. GRIGGS, City Clerk

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



JOSEPH PETERSON
MAYOR

COUNCIL

Sheri M. Sutherby-Fricke
Daniel E. Galeski
Ted Miciura Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

Reports
+
minutes
H

Wyandotte, Michigan September 30, 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

PERSONS IN THE AUDIENCE

Paint the Town Pink Committee

Wyandotte Fire Department T-Shirt Fund Raiser, \$15.00/\$20.00

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

September 25, 2013

Mayor and City Council City of Wyandotte
3200 Biddle Avenue Wyandotte, MI 48192

Dear Honorable Mayor and City Council:

This letter serves as a request for the City of Wyandotte to establish Halloween "Trick or Treat" hours from 5:30 P.M. to 7:30 P.M. on Thursday, October 31, 2013. Upon notification of approval of "Trick or Treat" hours, Halloween Trick or Treat Safety Tips, see attached, will be requested to be placed on cable television.

If there are any additional questions, please feel free to contact my office.

Sincerely, Daniel J. Grant, Chief of Police

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #2

ITEM: SMART FY2014 Municipal and Community Credit Contract

PRESENTER: Justin N. Lanagan, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: Justin N. Lanagan, Superintendent of Recreation

BACKGROUND: This is a SMART contract agreement for our 35th year of SMART funding for our transportation programs. For the fiscal year 2014, we are receiving \$58,870 in funding from SMART. These funds are used to insure our Senior Bus and Van, subsidize the Taxi Token Program, and for maintenance repairs to the two vehicles.

This funding is made up by the SMART Municipal Credit (\$25,460) and the Community Credit (\$33,410). Earlier this year, we were informed that the SMART Municipal Credit was going to be reduced by 50%, however, recent legislation kept the funding at 100%.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life through the continued operation of our Senior Transportation programs.

ACTION REQUESTED: Adopt a resolution concurring with the Superintendent of Recreation's recommendation to have the Mayor and City Clerk sign the FY2014 Municipal and Community Credit contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101-750-850-780-550 will be fully funded through the Municipal and Community credits allocated by SMART (\$58,870).

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Recreation Commission.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Approved by the Department of Legal Affairs.

MAYOR'S RECOMMENDATION: JRP by TD

LIST OF ATTACHMENTS: SMART FY2014 Municipal and Community Credit Contract, Exhibits A and B and the EEO Report, letter from SMART regarding funding being restored.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #3

ITEM: Department of Recreation Yack Arena Rental Contract

PRESENTER: Justin N. Lanagan, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: Same

BACKGROUND: On May 9 & 10, 2014, the John Paul II Spring Fling would like to return to the Yack Arena. The annual Spring Fling Festival is sponsored by the St. Vincent Pallotti Parish, which encompasses St. Joseph and St. Patrick Churches, for the benefit of John Paul II Elementary School. The festival is a family friendly event with games and rides for the kids, as well as Vegas games, live entertainment, etc. for the adults. This is a two day rental (Friday/Saturday) that generates revenue through fees associated with renting the building: arena, tables, chairs, kitchen, dumpster, advertising and extra staffing.

STRATEGIC PLAN/GOALS: To provide the finest services and quality of life by hosting the 9th Annual Spring Fling and to generate revenue through the continued use of the Yack Arena during the off-ice season.

ACTION REQUESTED: Adopt a resolution concurring with the Superintendent of Recreation recommendation to approve this rental contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: In 2013, this two day rental brought in total revenue of \$4,955. We expect similar revenue again this year. Revenues are deposited in the following accounts:

100-00-654-610-020 (Summer Rentals); 290-000-610-610-040 (Dumpsters); & 499-000655-655-040 (DDA – Fort Street Sign)

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the permittee.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: William A. Look reviewed and approved this Contract and Hold Harmless Agreement.

MAYOR'S RECOMMENDATION: JRP by TD

LIST OF ATTACHMENTS:

Three Rental Contracts & Three Hold Harmless

Listing of Yack Arena Rental Fees

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #4

ITEM: Purchase Approval – Document Management System

PRESENTER: David Fuller, Director of Information Technology

INDIVIDUALS IN ATTENDANCE: Mark Kowalewski, City Engineer

BACKGROUND: The City Engineering and Assessing departments use Alchemy - an older document retrieval system for property master files and field sheets, respectively. This system is supported through Ameriscan, who has recently become a Docuware partner. We have been offered a competitive upgrade (comparable module purchase cost waived) to this modern Document Management System that will allow the entire city to benefit. Additional modules will be purchased including workflow management integration totaling \$10,985.00.

STRATEGIC PLAN/GOALS: "To excel technologically and to be financially responsible: to encourage and respect citizen participation and provide transparency in all city matters; to comply with and enforce all the requirements of our laws and regulations"

ACTION REQUESTED: Authorize Mayor and City Clerk to sign Maintenance and Support Subscription with AmeriScan Imaging Services, Inc.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Cost of system implementation will be \$10,985.00 with annual support costs of \$5,016 starting in the second year. Existing funds budgeted for extant system maintenance agreement and other document scanning activities will be used from 101-440-750-760-210 and 101-440-825-730-375

IMPLEMENTATION PLAN: Upon receiving the signed agreement, Ameriscan and IT will use existing hardware to implement the system.

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation.

LEGAL COUNSEL'S RECOMMENDATION: Approved (attachment)

MAYOR'S RECOMMENDATION: Concur with recommendation.

LIST OF ATTACHMENTS

DocuWare Product Information

Invoice

Maintenance & Support Subscription - AmeriScan

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #5

ITEM: Municipal Services – Fiscal 2014 Budget – Electric, Water and Telecommunications

*AVAILABLE UPON REQUEST IN THE CITY CLERK'S OFFICE

PRESENTER: Paul LaManes, Assistant General Manager

INDIVIDUALS IN ATTENDANCE: Rod Lesko-General Manager, Charlene Hudson-Power Systems Supervising Engineer, Bill Weirich-Superintendent Water, Steve Timcoe-Superintendent Telecommunications, Chris Brohl-Assistant Superintendent Power Plant

BACKGROUND: Operating and Capital Budgets for Electric, Water and Telecommunications for FY2014 as approved by the Municipal Services Commission and as recommended by WMS Management are being presented for concurrence of approval by the City Council.

STRATEGIC PLAN/GOALS: Fiscal responsibility for City of Wyandotte - Department of Municipal Services.

ACTION REQUESTED: Adopt a resolution concurring with the Wyandotte Municipal Service Commission approval of the Electric Utility Operating & Capital Budget, Water Utility Operating & Capital Budget and Telecommunications Utility Operating & Capital Budget for Fiscal 2014.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Operating and capital budgets for Fiscal 2014 for Electric, Water and Telecommunications for all O&M account numbers and capital requests by asset account and capital project numbers.

IMPLEMENTATION PLAN: Forward budget to Finance effective October 1, 2013 for period 10/1/2013 – 9/30/2014 for input and tracking versus actual results in financial accounting software system.

COMMISSION RECOMMENDATION: Electric, Water and Telecommunications Operating and Capital Budgets were approved by the Municipal Services Commission at the September 24, 2013 Municipal Services Commission meeting.

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: jrp by TD

LIST OF ATTACHMENTS

Electric Utility Budget Fiscal Year 2013-2014
 Water Utility Budget Fiscal Year 2013-2014
 Telecommunications Utility Budget Fiscal Year 2013-2014

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #6

ITEM: Municipal Services Resolution 09-2013-02:
 Authorization Letter for Energy Purchases through MPPA

PRESENTER: Charlene Hudson, Power Systems Supervising Engineer

INDIVIDUALS IN ATTENDANCE: Rod Lesko, General Manager; Paul LaManes, Assistant General Manager

BACKGROUND: Wyandotte Municipal Services (WMS) is currently a member municipality of Michigan Public Power Agency (MPPA), a joint agency organized and existent pursuant to Act No. 448 of the Michigan Public Acts of 1976. WMS transferred its scheduling services from AMP to MPPA in 2008. In 2011, WMS joined MPPA's Energy Services Project and through our Energy Services Agreement with MPPA, WMS along with other member municipalities enter into contracts with MPPA to provide the purchase, sale and transmission of power and energy. It was then that WMS began receiving complete wholesale market services including risk management. As part of the risk management services, WMS receives quarterly reports with recommendations for power supply based on the WMS hedge plan.

STRATEGIC PLAN/GOALS:

MPPA's last quarterly report shows that WMS needs to purchase additional energy under MPPA's Purchase Power Agreements with market counterparties. The pricing in the proposed energy is consistent with our projected \$/MWh cost in our business plan model. MPPA's recommended purchases would put WMS into compliance with the hedge plan as shown below. Note that the gap in 2015 is due to planned spring and fall outages at WMS's generation plant and additional monthly purchases will be made to cover that shortfall at a later time.

ACTION REQUESTED: Receive and place on file the resolution and support concurring with the Wyandotte Municipal Service Commission's approval allowing Wyandotte Municipal Services, through its Member Authorized Representative, to sign the Letter of Authorization for Michigan Public Power Agency to act as our agent in securing energy purchases as identified in WMS risk mitigation plan and is consistent with the power supply plan developed as part of the cost of service study.

BUDGET IMPLICATIONS: Budget is accounted for under General Power Production - Purchased Power Expense 591-003-511-901-007.

IMPLEMENTATION PLAN: Sign authorization letter to allow MPPA to purchase energy on our behalf at the Michigan Hub in the amounts and terms noted in the attached Letter of Authorization

COMMISSION RECOMMENDATION: Municipal Services Commission approved resolution # 09-2013-02 at regular meeting on September 24, 2013.

CITY ADMINISTRATOR'S RECOMMENDATION: N/A – request is only to receive and place on file

LEGAL COUNSEL'S RECOMMENDATION: N/A – Similar to previously approved power purchase agreements within the Energy Services Project of MPPA

MAYOR'S RECOMMENDATION: N/A – request is only to receive and place on file

LIST OF ATTACHMENTS Letter of Authorization

MODEL RESOLUTION: BE IT RESOLVED by the City Council to receive and place on file.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #7

ITEM: Leave of Absence Request of Giacomo Sclafani

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Under Article 11.1 of the Agreement between the City of Wyandotte and American Federation of State, County and Municipal Employees (AFSCME) Local #894 states,

"A regular employee may be granted, at the discretion of the City Council, a leave without pay for any of the following reasons, except that in the case of physical or mental disability of the employee, the Council shall grant approval for a leave of absence without pay upon written recommendation of the City Engineer to the City Council and in accordance with the terms of the federal Family and Medical Leave Act, where application:

- A. Physical or mental disability of the employee.
- B. Election or appointment to any public office, except to the office of Mayor and Councilman in the City of Wyandotte
- C. Reasons sufficient in the opinion of the Council to warrant such leave of absence."

Mr. Sclafani was granted a leave of absence on May 20, 2013, which is due to expire on October 11, 2013. Mr. Sclafani is requesting his leave of absence be extended. I recommend his leave be extended an additional six (6) months to April 10, 2014, in accordance with Item A above.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur with the City Engineer to approve the request for extending the leave of absence by Giacomo Sclafani.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Authorize extending the leave of absence to Giacomo Sclafani.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: jrp by td

LIST OF ATTACHMENTS: None

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #10

ITEM: Wayne County Sponsored Household Hazardous Waste Collection

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Wayne County sponsors a Household Hazardous Waste Collection Day four (4) times a year. They will be holding one on Saturday, October 13, 2013, at Southland Shopping Center, Eureka Road and Pardee, Taylor, (enter off Pardee Road near Target Store) from 8:00 a.m. to 2:00 p.m. This collection is opened to Wayne County Residents Only. There is no fee to participate. Attached is a list of what are acceptable items.

STRATEGIC PLAN/GOALS: We are committed to protect and manage our natural resources vigorously.

ACTION REQUESTED: Concur in participation

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Post notice of Household Hazardous Waste Collection on City's website and cable.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: jrp by td

LIST OF ATTACHMENTS: Household Hazardous Waste Collection Notice

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: September 30, 2013

AGENDA ITEM #11

ITEM: Department of Engineering – 2013 Concrete Street Program

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND:

In 2012, three (3) concrete basketball courts, one (1) at Memorial Park, two (2) at Pulaski Park, were reconstructed and modified. The standard concrete finish applied to the new concrete has proven to be inadequate for a basketball playing surface as it is too slippery for the intended activity. In order to remedy this situation, a concrete sealant with silica sand is proposed to be applied to the new concrete surfaces. G. V. Cement Contracting Co., currently under contract with the City for the 2013 Concrete Street Repair and Reconstruction Program, is familiar and experienced in this type of product and application, and has proposed to apply the coating to the basketball court surfaces for the amount of \$3,600.00.

STRATEGIC PLAN/GOALS:

This work is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure.

ACTION REQUESTED:

Approve addition of applying the concrete sealant with silica sand to G. V. Cement's Contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

The work will be funded from the Wayne County Recreation Grant Account 101-000-257-051, which has a balance of \$9,004.79 which has been carried forward to the 2013-2014 Fiscal Year.

IMPLEMENTATION PLAN:

If approved by Council, authorize the City Engineer to accept the Proposal from G. V. Cement and direct the work to be performed.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: tdrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: jrp by td

LIST OF ATTACHMENTS:

Proposal from G. V. Cement Contracting Co.

Amendment to Contract 2012 Concrete Street and Alley Repair and Reconstruction Program, File #4595

REPORTS AND MINUTES

Financial Services Daily Cash Receipts	September 20, 2013	\$40,321.18
Planning Commission	September 19, 2013	
Downtown Development Authority	September 10, 2013	
Municipal Service Commission	September 17, 2013	
Fire Commission Meeting	September 24, 2013	
Fire Commission Meeting	August 27, 2013	
Police Commission Meeting	August 27, 2013	
Police Commission Meeting	September 24, 2013	

CITIZENS PARTICIPATION

None

RECESS**RECONVENING****ROLL CALL**

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

Absent: None

HEARING

HEARING OF OBJECTIONS TO THE PROPOSED GRADING AND PAVING OF AN ALLEY IN THE CITY OF WYANDOTTE AND THE PROPOSED CREATION OF A SPECIAL ASSESSMENT DISTRICT # 937 THE TWENTY (20) FOOT WIDE PUBLIC ALLEY WEST OF BIDDLE AVENUE BETWEEN MULBERRY STREET AND WALNUT STREET IN THE CITY OF WYANDOTTE

No objections

RESOLUTIONS

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

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 Leonard Sabuda
 Supported by Councilperson Daniel Galeski
 ROLL ATTACHED

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that permission is granted to the Paint the Town Pink Organization to place outdoor lights on the trees and posts in the City provided they execute the Hold Harmless Agreement.

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

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the Chief of Police setting forth the City of Wyandotte Halloween "TRICK OR TREAT" date and times; Thursday, October 31, 2013 from 5:30 p.m. to 7:30 p.m. is hereby received and placed on file. AND BE IT FURTHER RESOLVED that said information be forwarded to Cable and the City web-site for information.

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

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the Superintendent of Recreation relative to the SMART-FY 2014 Municipal and Community Credit Contract is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to sign the SMART Municipal and Community Credit contract for FY 2014 as submitted by the Recreation Superintendent on behalf of the City of Wyandotte.

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

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council hereby APPROVES the Benjamin F. Yack Recreation Center Rental Contract and Hold Harmless Agreement for the John Paul II Catholic School Spring Fling Festival to be held at the Benjamin F. Yack Recreation Center on May 9 & 10, 2014, as submitted by the Superintendent of Recreation and authorizes the Mayor and City Clerk to sign said contracts on behalf of the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council CONCURS with the Director of Information Technology and hereby authorizes the Mayor and City Clerk to sign a Maintenance and Support Subscription for a Document Management System through AmeriScan Imaging Services, Inc. in the amount of \$10,985.00 with annual support costs of \$5,016.00 starting in the second year; funds to be derived from account # 101-440-750-760-210 and 101-440-825-730-375.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the Assistant General Manager of Municipal Service setting forth the Fiscal 2014 Budgets for Electric, Water and Telecommunications is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council CONCURS with the adoption of the Electric Utility Operating & Capital Budget for Fiscal 2013-2014, Water Utility Operating & Capital Budget for Fiscal 2013-2014 and Telecommunications Utility Operating & Capital Budget for Fiscal 2013-2014 as presented.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the General Manager of Municipal Service, Assistant Manager of Municipal Service and Power Systems Supervising Engineer of Municipal Service relative to the authorization letter for Energy purchases through MPPA is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council CONCURS in the recommendation of the Wyandotte Municipal Service Commission and hereby GRANTS permission to Municipal Service through its member authorized representative, to sign the Letter of Authorization for Michigan Public Power Agency to act as our agent in securing energy purchases as identified in WMS risk mitigation plan and is consistent with the power supply plan developed as part of the cost of service study.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the request to extend the leave of absence for the Department of Public Service employee Giacomo Sclafani as submitted by the City Engineer is hereby APPROVED for an additional six (6) month period to April 10, 2014.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the Planning Commission regarding the rezoning of the property known as 1788-1797 Oak Street, Wyandotte, is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council CONCURS with the recommendation of the Planning Commission and hereby DENIES the rezoning of the property at 1788-1794 Oak Street, Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council acknowledges receipt of the communication from the City Engineer regarding the Engineering Assistant III position for the Engineering and Building Department; AND BE IT FURTHER RESOLVED that Council APPROVES the hiring of Ralph Hope, 1170 Elm, Wyandotte as the Engineering Assistant III for the Engineering and Building Department at Class Code 37C with a yearly salary of \$48,339.20 contingent on the successful completion of a physical and drug screen examination.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the communication from the City Engineer setting forth the information relative to the Wayne County sponsored household Hazardous Waste Collection Day to be held on Saturday, October 13, 2013 at Southland Shopping Center, Eureka Road and Pardee, Taylor, (enter off Padre Road near Target Store) from 8:00 a.m. to 2:00 p.m. is hereby received and placed on file. AND BE IT FURTHER RESOLVED that said notice is to be forwarded to the City's website and municipal service information channel.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Engineer to accept the proposal from G.V. Cement Company to apply a concrete sealant with silica sand to the new concrete basketball courts at Memorial Park and Pulaski park in the amount of \$3,600.00, and further this work shall be added to the current contract with G.V. Cement Contracting Company for the 2013 Concrete Street Repair and Reconstruction Program and the City Engineer is hereby authorized to sign said proposal and directed to complete the work; FURTHER, this recommendation is consistent with the Goals and Objectives of the City of Wyandotte Strategic Plan in the continuing effort to enhance the quality of life for residents and the maintenance of infrastructure. AND BE IT FURTHER RESOLVED that funds for said project shall be derived from the Wayne County Recreation Grant account # 101-000-257-051.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

Wyandotte, Michigan September 30, 2013

RESOLUTION BY COUNCILPERSON Leonard Sabuda
RESOLVED BY THE CITY COUNCIL THAT

WHEREAS, it has been determined by this Council to be advisable and necessary to grade and pave the alley hereinafter described, in the City of Wyandotte, and to pay all or a part of the cost thereof by special assessment on the lots, parts of lots, and parcels of land abutting thereon as well as benefiting therefrom, excepting from said assessment, the improvement expense attributable to alley and street intersection, City-owned land, owner occupied single family dwellings, owner occupied multi-family rental dwellings will be assessed in that proportion that the property is used for purposes other than that of the owner occupying same in comparison to the total assessable portion of the entire property, and other property not assessable by law, the expense of which, together with any improvement expenses remaining after the aforesaid assessment, shall be defrayed from the General Fund of the City; and

WHEREAS, the time and place having been fixed for the hearing of objections to the proposed grading and paving of the following alley in the City of Wyandotte, and to pay part of the cost thereof, to-wit: The twenty (20) foot wide public alley west of Biddle Avenue, from Mulberry Street to Walnut Street, abutting: Lot 2 thru Lot 9, both inclusive, Block 51, Part of Wyandotte in the Township of Ecorse (now City of Wyandotte), Michigan, being part of Fractional Sections 28, 33 and part of Section 29, in Town 3 South of Range 11 East, as adopted by the proprietors 1859, as recorded in Liber 1 of Plats, Page 57, Wayne County Records.

WHEREAS, due notice of said hearing having been given by first class mail in accordance with the statute in such case made and provided; and said hearing having taken place in accordance with said notice as mailed, and no objections having been brought to the attention of this Council; and

WHEREAS, after such hearing this Council, still being of the opinion that said improvement is advisable and necessary, and that it is still deemed advisable and necessary to proceed with said grading and paving,

NOW, THEREFORE, BE IT RESOLVED, that the maps, plans and diagrams of said alley improvement and of the special assessment district as hereinafter described to pay part of the cost thereof as evidenced by the Engineer's estimate for such construction accepted by this Council, be approved and confirmed and the improvement constructed accordingly;

The East 45.0 feet of the North 70.0 feet of Lot 2, the South 70.0 feet of Lot 1 and Lot 2, all of Lot 3 thru Lot 7, both inclusive, the West 52.5 feet of Lot 8, all of Lot 9 and Lot 10, Block 51, Part of Wyandotte in the Township of Ecorse (now City of Wyandotte), Michigan, being part of Fractional Sections 28, 33 and part of Section 29, in Town 3 South of Range 11 East, as adopted by the proprietors 1859, as recorded in Liber 1 of Plats, Page 57, Wayne County Records.

RESOLVED FURTHER that said district be and hereby is designated as follows: Special Assessment District Number #937

RESOLVED FURTHER, that the City Assessor is directed to prepare an assessment roll pursuant to the City Charter requirements. AND BE IT FURTHER RESOLVED that each assessment levied against real property will be due in full upon any transfer in any matter of property.

I move the adoption of the foregoing Resolution.

Motion by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

ABSENT: None

Wyandotte, Michigan September 30, 2013

RESOLUTION by Councilperson Leonard Sabuda

RESOLVED by the City Council that the total bills and accounts in the amount of \$1,482,209.75 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson Leonard Sabuda

Supported by Councilperson Daniel Galeski

That we adjourn.

Carried unanimously

Adjourned at 8:09 PM

September 30, 2013



William Griggs, City Clerk

FINANCIAL SERVICES DAILY CASH RECEIPTS

DATE 9-30-13

BEGINNING DATE 9-30-13 AND ENDING DATE 9-30-13

SALES RECEIPT # 453169 THRU 453171

DESCRIPTION	ACCOUNT NUMBER	KEY CODE	AMOUNT
ACCTS. RECEIVABLE - RESCUE	101-000-041-020	XL	
MIDWESTERN AUDIT A/R -RESCUE	101-000-041-021	XT	
MISCELLANEOUS RECEIPTS	101-000-655-040	RE	
LIQUOR LICENSE	101-000-600-030	S2	
FINES DIST COURT WYANDOTTE	101-000-650-010	M1	
DIST COURT RIVERVIEW CASES	101-000-650-012	M3	
WORK FORCE WYANDOTTE	101-000-650-011	M2	
WORK FORCE RIVERVIEW	101-000-650-017	M6	
COURT TECHNOLOGY WYANDOTTE	101-000-650-018	M7	
COURT DRUG TESTING FEES	101-000-650-020	M9	
COURT SCREENING ASSESSMENTS	101-000-650-021	AS	
CHEMICAL AWARENESS	101-000-650-024	AW	
STATE DRUNK DRIV/DRUG CASE MGT	101-000-650-013	M4	
LAND CONTRACT REC. - UDAG	284-000-041-050	AR	
JAJL PROPERTIES PROMISSORY NOTE	284-000-041-015	AR	
PARKING LOT LEASE- DALY	101-000-041-010	AR	2,273.86
CINGULAR WIRELESS CELLSITE RENT	492-000-655-020	BB	600.00
LAND CONTRACT/TIFA CONSOL.	492-000-041-050	AR	
MUNICIPAL SERVICE SEWAGE	590-000-068-010	5A	
SELF INSURANCE REIMBURSEMENT	677-000-670-010	7A	
HEALTH INS. REIMB. - RETIREE	731-000-231-020	3R	
QUARTERLY HEALTH M.S. RETIREE	731-000-670-010	7R	
PD EMPLOYEE PENSION CONTRIB	731-000-392-040	EP	
HEALTH INSURANCE REIMBURSEMENT	101-000-231-020	MZ	
MICH STATE UNIVERSITY REFUND	101-336-925-720	MZ	17.10

TOTAL MONIES RECEIVED

2,890.96

TODD A. DRYSDALE
DIRECTOR OF FINANCIAL SERVICES

FINANCIAL SERVICES DAILY CASH RECEIPTS

DATE

9-26-13

BEGINNING DATE 9-26-13

AND ENDING DATE 9-26-13

SALES RECEIPT # 453160

THRU 453168

DESCRIPTION	ACCOUNT NUMBER	KEY CODE	AMOUNT
MIDWESTERN AUDIT A/R - MVA	101-000-041-023	XU	<u>12.50</u>
MIDWESTERN AUDIT A/R - RESCUE	101-000-041-021	XT	<u>262.49</u>
MISCELLANEOUS RECEIPTS	101-000-655-040	RE	<u> </u>
21st CENTURY REFUND DUP PYT	101-750-750-220	MZ	<u>24.40</u>
FINES DIST COURT WYANDOTTE	101-000-650-010	M1	<u>69,883.38</u>
DIST COURT RIVERVIEW CASES	101-000-650-012	M3	<u>25,892.00</u>
WORK FORCE WYANDOTTE	101-000-650-011	M2	<u>5,272.00</u>
WORK FORCE RIVERVIEW	101-000-650-017	M6	<u>960.00</u>
COURT TECHNOLOGY WYANDOTTE	101-000-650-018	M7	<u>2,405.00</u>
COURT DRUG TESTING FEES	101-000-650-020	M9	<u>1,400.00</u>
COURT SCREENING ASSESSMENTS	101-000-650-021	AS	<u>3,518.00</u>
CHEMICAL AWARENESS	101-000-650-024	AW	<u>1,790.00</u>
STATE DRUNK DRIV/DRUG CASE MGT	101-000-650-013	M4	<u> </u>
LAND CONTRACT REC. - UDAG	284-000-041-050	AR	<u> </u>
JAIL PROPERTIES PROMISSORY NOTE	284-000-041-015	AR	<u>2,802.25</u>
PARKING LOT LOANS	284-000-060-030	AR	<u> </u>
CINGULAR WIRELESS CELLSITE RENT	492-000-655-020	BB	<u> </u>
LAND CONTRACT/TIFA CONSOL.	492-000-041-050	AR	<u> </u>
MUNICIPAL SERVICE SEWAGE	590-000-068-010	5A	<u>1,280,746.05</u>
SELF INSURANCE REIMBURSEMENT	677-000-670-010	7A	<u> </u>
HEALTH INS. REIMB. - RETIREE	731-000-231-020	3R	<u> </u>
QUARTERLY HEALTH M.S. RETIREE	731-000-670-010	7R	<u> </u>
PD EMPLOYEE PENSION CONTRIB	731-000-392-040	EP	<u>2,005.14</u>
HEALTH INSURANCE REIMBURSEMENT	101-000-231-020	MZ	<u> </u>
DUE FROM THE ART CENTER	101-000-068-012	MZ	<u>3,525.00</u>
MUN SERV - PILOT	101-000-655-046	MZ	<u>1,433,913.81</u>
MUN SERV PENSION CONTRIB	731-000-393-020	8R	<u>930,034.55</u>
TOTAL MONIES RECEIVED			<u><u>3,764,446.59</u></u>

TODD A. DRYSDALE
DIRECTOR OF FINANCIAL SERVICES