

Wyandotte, Michigan

June 2, 2014

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

ROLL CALL

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

Absent: Councilperson Galeski

COMMUNICATIONS MISCELLANEOUS

May 29, 2014

The Honorable Joseph R. Peterson and City Council Members
The City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

Re: Purchase of Non-Buildable Vacant Lot (former 2251 10th Street)

Honorable Mayor Peterson and City Council Members,

We are writing to express our interest in purchasing 27 feet of the 30 foot vacant lot (former 2251 10th St.) adjacent to our property at 2243 10th Street.

We understand that Wyandotte's Master Plan is to split non-buildable lots equally between the adjacent property owners. However, after much discussion with the property owners at 2263 10th Street (south side of vacant lot), they prefer not to purchase half of the lot. They are requesting to purchase only 3' of the 30' (up to the concrete slab that remained from demolition). We would like to purchase the remaining 27'.

We, along with Eimad & Darlene Fakhouri (the property owners at 2263 10th Street), met with Kelly Roberts from the Engineering Department and explained our requests. We were told that if either homeowner didn't want half it would sit vacant. The city used tiffa funds to demolish the home and remove blight from the neighborhood. We don't want 15' to sit open between our properties that people will use to cut through from the alley to 10th street and vice versa as well as loitering like they do now. If we are granted this purchase we will immediately sod and fence in the area. This, we feel would add value to both properties and add curb appeal to the neighborhood instead of a dirt lot.

Thank you in advance for your time and consideration in this matter.

Sincerely,

David & Laurie Bodnar

May 29, 2014

Re: Non-Buildable Vacant Lot (2251 10th Street)

Honorable Mayor Peterson and City Council Members,

We, Eimad and Darlene Fakhouri, agree to the request of our neighbors, David and Laurie Bodnar. The city is offering to sell us 15 feet of the 30 foot vacant lot, but we would only like to purchase 3 feet of the lot (up to the concrete slab).

Thank you,

Eimad & Darlene Fakhouri

May 14, 2014

Honorable Joseph R. Peterson City of Wyandotte Council
3200 Biddle Avenue
Wyandotte, Michigan 48192

Honorable Mayor Peterson and Council Members:

The Seaway Boat Club of Wyandotte is requesting the closing of approximately 100' of the city Road (Perry Place) that abuts our property and BASF for our Annual dock part on August 8th and 9th. The purpose of this request is to erect a 40' x 60' tent to provide shelter for our annual Dock Party. This closure will not adversely affect any surrounding property owners, and the entire area will be completely accessible to law enforcement and emergency services. Our Treasurer upon approval of the Council shall pay the fee required for this annual event in full.

As in the past, we will obtain a special permit from the State of Michigan Liquor Control Commission to dispense Alcoholic beverages outside of our licensed premises. The approximate 100' total area used will be enclosed by portable fencing and access controlled by our membership pursuant to the requirements of the Liquor Control Commission. Seaway will also sign a hold harmless as required by the city.

Your prompt attention to this matter would be greatly appreciated, to facilitate the issuance of the licensing required by the State of Michigan Liquor Control Commission.

Sincerely,
Dennis Trombetta,
2014 Commodore
Seaway Boat Club of Wyandotte

PERSONS IN THE AUDIENCE

American Legion Post 217, American Legion Baseball this Monday opening day at Memorial Park.

Bill Ayers, 2472 – 18th, regarding sidewalk. Tree raises sidewalk year after year. Who pays? Owner of property pays. Need to grind roots – referred to Engineer.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014

AGENDA ITEM #3A

ITEM: Re-appointment to the Cultural & Historical Commission

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: Section 2-113 of the Wyandotte Code of Ordinance establishes a Cultural & Historical Commission consisting of eleven members appointed by the mayor, subject to the approval of the council. The term of each member shall be four (4) years.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur with Mayor Peterson's recommendation to re-appoint the following members to the Cultural & Historical Commission, terms to expire December 2017: Martin Bertera, 1607 - 22nd, Wyandotte, MI 48192; Eula Grooms, 234 Vinewood, Wyandotte, MI 48192

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS:

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014

AGENDA ITEM #3B

ITEM: Re-appointment to the EDC/TIFA/BRDA

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: In accordance with Public Act 450 of 1980, the Tax Increment Financing Authority (TIFA) was created to prevent urban deterioration and encourage economic development, neighborhood revitalization, and historic preservation. The board is comprised of nine (9) members who also constitute the membership of the Economic Development Corporation (EDC), a development entity utilized in the 1980s and early 1990s but is now primarily inactive. These members also serve as the board for the Brownfield Redevelopment Authority, an entity created by the Mayor and City Council in 1997 in accordance with Public Act 381 of 1996. The Authority is responsible for reviewing and adopting Brownfield Redevelopment Plans to promote the revitalization of properties that are functionally obsolete, blighted or environmentally distressed throughout the city. Terms are for six years.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur with Mayor Peterson's recommendation to re-appoint the following members to the EDC/TIFA/BRDA, terms to expire April 2020:

- Todd Drysdale, 26730 Whispering Willow, Huron Township.
- Greg Mayhew, 1237 Poplar, Wyandotte.
- Paul LaManes, 611 N. New York, Dearborn.
- Michael Sadowski, 1041 Cedar, Wyandotte.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS:

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014

AGENDA ITEM #3C

ITEM: Re-appointment to the District Library Board

PRESENTER: Mayor Joseph R. Peterson

INDIVIDUALS IN ATTENDANCE:

BACKGROUND: As stated in the Premises of the District Library Agreement, the District Library shall be governed by a board consisting of five members, two of which will be appointed by the School District, two appointed by the City, and one to be selected at large by the four appointed members.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur with Mayor Peterson's recommendation to re-appoint the following member to the District Library Board, term to expire June 2018: James Kresin, 1847 - 15th, Wyandotte

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: n/a

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS

May 28, 2014

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

RE: Speed Boat Bar & Grill, 749 Biddle Avenue, Wyandotte, Michigan 48192

Dear Mayor Peterson and City Councilmembers:

I have received a request for a transfer of ownership of a 2013 Class C & SDM licensed business with Sunday Sales Permit (AM), Sunday Sales Permit (PM) specific purpose permit (Food) , Dance-Entertainment Permit and Outdoor Service (1 Area) from Tina's enterprises LLC to Dawn's Enterprises, LLC.

Said request has been reviewed by the Engineer, Fire Chief, Police Chief, Department of Legal Affairs, Deputy City Treasurer and Municipal Service and is now before you for your approval.

Sincerely yours,

William R. Griggs, City Clerk

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014

AGENDA ITEM #5A

ITEM: 2014 Sound Contract - Bass Notes Production

PRESENTER: Heather A. Thiede, Special Event Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Event Coordinator

BACKGROUND: As you know the Special Event staff is in the process of planning our city events for 2014. In light of this, attached, please review a contract for Bass Note Productions to provide sound for the Independence Day Parade, Wyandotte Tree Lighting and the Wyandotte Christmas Parade. These events will be paid from the related Special Events Accounts. The service agreement also includes the Vintage Baseball Game which will be paid from the Heritage Event Series Account.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: We feel that Mr. Zang will once again provide excellent service and request your support of this contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

4th of July Parade -	285-225-925-826 -	\$300
Christmas Parade and Tree Lighting -	285-225-925-825 -	\$450
Vintage Base Ball Game -	285-225-925-880 -	\$150

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, signature on file

MAYOR'S RECOMMENDATION: jrp

LIST OF Attachments
2014 Bass Note Production Agreement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014 **AGENDA ITEM #5B**

ITEM: Special Event Application - WSAF Entertainment Contracts

PRESENTER: Heather A. Thiede, Special Events Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Events Coordinator

BACKGROUND: Herewith, please find the entertainment contracts assembled and recommended by my office for the 2014 Wyandotte Street Art Fair. For details please see the below listing.

Acoustic Inferno - \$800 My Friday Night - \$100 Scott Slotnick - \$200

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: Adopt a resolution to concur with the above recommendation and authorize Mayor Peterson or William Griggs, City Clerk to sign the attached contracts,

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 285.225.925.730.860 - \$1,100

IMPLEMENTATION PLAN: Contract to be signed by Mayor Joseph R. Peterson or William

Griggs, City Clerk to be returned to Heather A. Thiede for implementation.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, signature on file

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Contracts

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014

AGENDA ITEM #5C

ITEM: Official Guide Book: Wyandotte Street Art Fair

PRESENTER: Heather A. Thiede, Special Event Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Event Coordinator

BACKGROUND: As you are aware, The Special Event Office is currently organizing the 2014 Wyandotte Street Art Fair; the largest event in the City of Wyandotte and the downriver area. Please find the attached contract for Paragrafix to print the 2014 Wyandotte Street Art Fair Official Guide Book. We seek your approval of this contract.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: We feel that Paragrafix will provide excellent service and request your support of this contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

Wy. Street Art Fair - 285-225-925-730-860 \$3,025

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign and return to the Special Event Coordinator.

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, signature on file

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS:

Paragrafix Agreement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: June 2, 2014

AGENDA ITEM #5D

ITEM: Shuttle Service: Wyandotte Street Art Fair

PRESENTER: Heather A. Thiede, Special Event Coordinator

INDIVIDUALS IN ATTENDANCE: Heather A. Thiede, Special Event Coordinator

BACKGROUND: As you are aware, The Special Event Office is currently organizing the 2014

Wyandotte Street Art Fair; the largest event in the City of Wyandotte and the downriver area. Please find the attached contract from the Downriver Community Conference for a shuttle service the Saturday of the fair. This shuttle will be running from Roosevelt High School all four days of the fair and is sponsored for three of the four days. We feel it is important to have the shuttle every day of the event and therefore seek your approval of this contract.

STRATEGIC PLAN/GOALS: The City of Wyandotte hosts several quality of life events throughout the year. These events serve to purpose the goals of the City of Wyandotte by bringing our community together with citizen participation and supporting the local businesses and non-profit organizations.

ACTION REQUESTED: We feel that the Downriver Community Conference will once again provide excellent service and request your support of this contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:

Wy. Street Art Fair - 285-225-925-730-860 \$ 583

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Mayor and City Clerk to sign and return to the Special Event Coordinator.

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concurs with recommendation, signature on file

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS:

DCC Contract

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 2, 2014 AGENDA ITEM #6

ITEM: Letter of Intent regarding former McKinley School Site

PRESENTER: Mark A. Kowalewski, City Engineer and Todd Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: Coachlight Properties LLC: Timothy M. Morgan, President and Joe DiSanto, Managing Member

BACKGROUND: On February 10, 2014, City Council approved the City Engineer and City Administrator to proceed with exclusive negotiations with Coachlight Properties for the sale of the former McKinley School Site at 640 Plum Street. On February 21, 2014, the complete proposals from GWI-MHT Joint Venture and Coachlight Properties were provided to City Council. A summary of the two (2) proposals is attached. Based on negotiations and requests from both Parties to obtain more information the Parties recommend that a Letter of Intent (LOI) be entered into at this stage of negotiations. The LOI would be a six (6) month Agreement with access for testing. The LOT includes provisions for the property to be developed for senior (55) years of age or older apartments, museum salvage rights, required public hearing at a Council meeting describing construction and operation of property, details of financing and details of changes to the park.

STRATEGIC PLAN/GOALS: We are committed to maintaining and developing excellent neighborhoods by utilizing vacant school properties and other space to add age-appropriate public amenities to residential areas and continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructure in residential areas.

ACTION REQUESTED: Approve Resolution authorizing the Mayor and City Clerk to sign the Letter of Intent and approve the City Engineer and City Administrator to continue exclusive negotiations with Coachlight Properties for the sale of the former McKinley School, 640 Plum

Street.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Mayor and Clerk execute the LOI and City Engineer and City Administrator continue negotiations.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: App. Bill Look

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: February 10, 2014, City Council Resolution, Summary of Two (2) proposals received, elevation drawing and Letter of Intent.

Communication from the City Engineer relative to an application for rezoning of the property located at 640 Plum Street.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 2, 2014 AGENDA ITEM #8

ITEM: Wayne County Tax Foreclose

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City of Wyandotte has been informed by Wayne County that properties can be purchased under the Right of Refusal to Purchase Tax Foreclosed Property, please see attached list. The Engineering Department is recommending purchasing the following properties:

Tax ID 57-020-1900009-000 516 Plum \$0.00 Lot Size: 50' x 140'
Tax ID 57-006-08-0007-000 642 Ford \$0.00 Lot Size: 40' x 104'

The cost of acquisition is \$0.00

If you concur with these purchases, the attached resolution will authorize the undersigned to proceed. The Department of Legal Affairs will have to clear title to all of this property before any redevelopment can occur.

STRATEGIC PLAN/GOALS: City is committed to maintaining and developing excellent neighborhoods by enabling and empowering neighborhood organizations and associations, matching tools and efforts to the conditions in city neighborhoods, tracking infrastructure conditions in all neighborhoods. The city will work to establish and sustain the quality of street lighting, sidewalks, curbs, gutters and pavement, continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas

ACTION REQUESTED: Approve the City to acquire the properties.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Inform the County of the City's interest and clear title to the properties.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: List of available properties from Wayne County Treasurer

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 2, 2014 AGENDA ITEM #9

ITEM: Grant of License for 2656 Biddle Avenue, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The Engineering Department received a request from Downriver Actors Guild (DAG), 2656 Biddle, Wyandotte, to encroach onto the Superior Blvd Right-of-Way for the construction of a handicap ramp. DAG is requesting to place their ramp 52 inches into the right-of-way. Attached please find a Grant of License and Hold Harmless Agreement to allow this encroachment.

STRATEGIC PLAN/GOALS: : Continuing neighborhood renewal projects, where needed, in order to revitalize structures and infrastructures in residential and commercial areas, and, improving our power generation and distribution facilities, both current and future, to ensure they continue to meet or exceed all state and federal regulatory and legal requirements

ACTION REQUESTED: Approve required Grant of License.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: None.

IMPLEMENTATION PLAN: Direct the City Attorney to record Grant of License against said property.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION: Documents prepared by Legal Department.

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Grant of License and Hold Harmless Agreement

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 2, 2014 AGENDA ITEM #10

ITEM: Sale of Part the former 312 Ford Avenue (10' x 107')

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 10 feet of this property to the adjacent property owner at 320 Ford Avenue, William and Margaret Garrick, for the amount of \$500.00 which is based on \$50 per front footage price. The combination of the two (2) parcels will result in one (1) parcel measuring 50' 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 Agreements to sell property to the adjacent property owners.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

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

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Sales Agreement, property map and Resolution for the Policy for the Sale of Non-Buildable Lots.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 2, 2014 AGENDA ITEM #11

ITEM: Sale of part of the former 1031 6th Street (15' x 101')

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was a former electrical sub-station and TIFA funds were utilized for the demolition of the underground concrete. Recommendation is to sell 15 feet of this property to the adjacent property owner at 1049 6th Street, James and Phyllis Macek, for the amount of \$750.00 which is based on \$50 per front footage price. The combination of the two (2) parcels will result in one (1) parcel measuring 77' x 101'.

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 Agreements to sell property to the adjacent property owners.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

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

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Sales Agreement, property map and Resolution for the Policy for the Sale of Non-Buildable Lots.

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 2, 2014 AGENDA ITEM #12

ITEM: Approved PD Plan for Paragon Support Systems, 2101 Grove, Wyandotte

PRESENTER: Elizabeth A. Krimmel, Chairperson Planning Commission

BACKGROUND: Request from Paragon Support Systems was referred to the Planning Commission, for the required public hearing, to approve the Stage I and Stage II Final Site Plan for the property known as 2101 Grove Street. Paragon Support Systems is requesting a Certificate of Occupancy for renting class rooms for exercise and rehabilitation studio with personal training and small group training, certified nursing assistant classes, overnight respite, after school programs and daycare. Attached is the Resolution duly adopted by the Planning Commission at a regular meeting held on May 15, 2014. In the Resolution, the Commission approved all uses.

STRATEGIC PLAN/GOALS: Promoting the finest in design, amenities and associated infrastructure improvements in all new developments and establishing a unique historic, cultural and visual identity for Wyandotte as a destination city within the region

ACTION REQUESTED: Adopt a resolution approving the uses.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Adopt Resolution approving the uses and forward same to the property owner.

COMMISSION RECOMMENDATION: Approved by the Planning Commission May 15, 2014.

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Minutes from Planning Commission meeting on May 15, 2014

LATE ITEM

To be read at June 2, 2014 City Council Meeting, please.

Dear Mayor Peterson and City Council,

We have tried unsuccessfully for many, many months to resolve warranty issues at Vinewood Village Condominiums through appropriate channels, but out of desperation are forced to bring our problems before you for remedy. As an acknowledged punch list of items has been in the possession of the Engineering Department during this time, we trusted that we would not have to continually email Mr. Marcoux when month after month no one showed up to complete the work. While Claude did respond as best he could, his answers were basically cc'd copies of email acknowledgements received from our forwarded requests; but provided little on-site response, in most cases, by either DMC or the City.

Some warranty items require entry into private units; however DMC only claimed not to have the necessary contact information for those parties this past week. Certainly the City knows who they sold to, and Mr. Miller would have the most up-to-date information as he is responsible for forwarding that to the management company, Kramer-Triad, upon closing. One of those avenues could have been explored if intentions were truly to honor and expedite repairs. Once the Association was turned over to the existing owners, our own requests for updates from the City as to who has closed and/or moved into the complex (primarily for security reasons) have been ignored; and when requesting contact information from Mr. Miller on a re-sold unit, were told that information would be provided by Kramer-Triad. Kramer-Triad, however, claims not to have known that the unit was even for sale and has no idea who is living there, and nothing on recent sales by the City (although one unit is already occupied). The Board is entitled to information regarding occupancy, not only for the safety of the co-owners, but because without it, is unable to regulate and prevent rental vs. ownership of units; which is extremely important in an effort to protect property values. Although not held to the same standards as we private owners in this matter, if any are rented by the City, the Association is then entitled to maintenance fees on those units. Withholding of this information makes it impossible for the

Board to properly oversee the situation as required.

We have concrete replacement due us under warranty, as well as other misc. repairs. But one that is of major concern is exterior lighting on Building 2. One garage light went out more than six months ago. Repeated requests to have it checked were ignored until last week (after cc'ing the Mayor). As the months passed waiting for this to be addressed, four of the seven lights have now failed. Although DMC purchased and installed all of them, we are now told that only one is warranted by the City because it's the only one that made it onto "the list" during the warranty period. We then received an email indicating that DMC ordered a new light as they determined that that one was "defective." Then, last week Lakin Electric was sent out, and that electrician checked all the lights and explained that once a bulb goes out, it has to be removed in that kind of fixture or the continued drain will cause other issues as well. Each of the four additional lights that have failed now has one or more causes. Our position is that since all seven were purchased and installed at the same time, all should be replaced at the expense of DMC or the City under warranty now that it is known that a problem existed and was ignored. Had we received a response over six months ago when the first light went out, we could have prevented or minimized the damage (and cost) if we had had the proper information, and if DMC feels that the one light they checked is defective, then all probably are.

As you know, the City dramatically under-estimated maintenance dues when calculations were figured under the MSHDA program guidelines to keep costs "affordable" to the buyers. We had to immediately exchange the "full-service" contract the City enjoyed with Kramer-Triad for a "financials only" agreement, become "self-managed" and increase maintenance dues an additional \$35/mo to each homeowner. And as stated, the condominium documents dictate that the City does not have to contribute to ongoing monthly maintenance costs of unsold units unless rented. These facts explain why the limited fund balance of the existing owner's demands that items that were to be handled under warranty, and therefore at no cost to the association, be honored.

We are respectfully requesting that City Council assist in forcing DMC to immediately schedule the completion of punch-list items, vote to approve the replacement of all seven garage lights under City warranty, and provide the Board with owner information and confirmation that all units were sold and are to be owner occupied.

Thank you in advance for your consideration of these requests.

Vinewood Village Condominium Association

Donald Brown, President

657 Vinewood

David Tarnoski, Vice-President

647 Vinewood

REPORTS AND MINUTES:

Financial daily cash receipts	May 16, 2014	\$138,618.70
Financial daily cash receipts	May 28, 2014	\$382,551.88
Police Commission Meeting	May 5, 2014	
Planning Commission	May 15, 2014	
Beautification Commission	April 9, 2014	
Downtown Development	April 8, 2014	
Recreation Commission	May 13, 2014	
Fire Commission	May 5, 2014	

CITIZENS PARTICIPATION:

None

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

HEARINGS

SHOW CAUSE HEARING
WHY THE DWELLING AT 1207 LEE WYANDOTTE SHOULD NOT BE DEMOLISHED
REMOVED OR OTHERWISE MADE SAFE

Mr. Lou Parker, no changes and/or improvements, demolish.

Minutes from various previous meetings made part of the file.

SHOW CAUSE HEARING
WHY THE DWELLING AT 2927-2929 BIDDLE AVENUE WYANDOTTE SHOULD NOT
BE DEMOLISHED REMOVED OR OTHERWISE MADE SAFE

Cancelled.

RESOLUTIONS

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the reading of the minutes of the previous meeting be dispensed with and the same stand APPROVED as recorded without objection.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
ROLL ATTACHED

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS the former vacant lot known as 2251-10th is a non-buildable lot ; BE IT FURTHER RESOLVED that the request from David and Laurie Bodnar, 2243-10th Street and Eimad and Darlene Fakhouri, 2263-10th Street to divide and purchase said vacant ; non-buildable lot is hereby GRANTED and referred to the City Engineer and City Attorney to prepare the necessary documents to sell 27 feet of the former 2251-10th to David and Laurie Bodnar of 2243-10th and 3 feet of the former 2251-10th to Eimad and Darlene Fakhouri of 2263-10th Street; at a price of \$50.00 per foot.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby GRANTS permission to the Seaway Boat Club of 6 Perry Place to close approximately 100 feet of Perry Place from August 8th through August 9th, 2014 to facilitate their annual dock party provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs and that special permits from the LCC are obtained and adhered to. AND BE IT FURTHER RESOLVED that there shall be no drilling or anchoring tents to the concrete roadway with provisions provided for emergency vehicles to obtain entrance if need be. AND BE IT FURTHER RESOLVED that the Police and Fire departments be notified of said event.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated June 2, 2014 to re-appoint the following to the Cultural and Historical Commission, terms to expire December 2017.

Martin Bertera, 1607-22nd, Wyandotte, Michigan 48192
Eula Grooms, 234 Vinewood, Wyandotte, Michigan 48192

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated June 2, 2014 to re-appoint the following to the EDC/TIFA/BRDA boards, terms to expire April 2020.

Todd Drysdale, 26730 Whispering Willow, Huron Township
Greg Mayhew, 1237 Poplar, Wyandotte
Paul LaManes, 611 N. New York, Dearborn
Michael Sadowski, 1041 Cedar, Wyandotte

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Sabuda, Schultz, Stec, Mayor Peterson
NAYS: Councilmembers Fricke, Miciura

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of Mayor Peterson as set forth in his communication dated June 2, 2014 to re-appoint James Kresin, 1847-15th, Wyandotte to the District Library Board, term to expire June 2018.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council hereby CONCURS in the recommendation of the City Clerk as set forth in his communication dated May 28, 2014 and hereby APPROVES the request of transfer of ownership of a 2013 Class C & SDM licensed business with Sunday Sales Permit (AM), Sunday Sales Permit (PM) specific purpose permit (Food), Dance-Entertainment Permit and Outdoor Service (1 Area) located at 749 Biddle Avenue, Wyandotte; from Tina's Enterprises LLC to Dawn's Enterprises, LLC.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS in the recommendation of the Special Event Coordinator as set forth in her communication dated June 2, 2014 and hereby authorizes the Mayor and City Clerk to execute the contract between the City and Bass Notes Productions for the following services:

4th of July Parade \$300.00

Christmas Parade and Tree Lighting \$450.00

Vintage Base Ball Game \$150.00

AND BE IT FURTHER RESOLVED that said funds shall be derived from account # 285-225-925-826; #285-225-825-825 and #285-225-925-880 respectively.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS in the recommendation of the Special Event Coordinator as set forth in her communication dated June 2, 2014 and hereby authorizes the Mayor and City Clerk to execute the Wyandotte Street Art Fair Entertainment contracts for the following:

Acoustic Inferno	\$800.00
My Friday Night	\$100.00
Me and My Friends	\$200.00

AND BE IT FURTHER RESOLVED that said funds be derived from account # 285-225-925-730-860.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Lawrence S. Stec
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke Miciura Sabuda Schultz Stec
 NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS in the recommendation of the Special Event Coordinator as set forth in her communication dated June 2, 2014 and hereby authorizes the Mayor and City Clerk to execute the contract between the City and Paragrafix for the printing of the Wyandotte Street Art Fair Guide Book in the amount of \$3,025 from account # 285-225-925-730-860.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Lawrence S. Stec
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS in the recommendation of the Special Event Coordinator as set forth in her communication dated June 2, 2014 and hereby authorizes the Mayor and City Clerk to execute the contract between the City and the Downriver Community Conference for shuttle service during the Art Fair on Saturday, July 12, 2014 (hours of operation from 10:00 a.m. to 9:00 p.m.) in the amount of \$583.00 (exclusive of any overtime incurred with shall be an additional charge of \$30.00 per hour).

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Lawrence S. Stec
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS with the City Engineer and City Administrator as set forth in their communication dated June 2, 2014 and hereby authorizes the Mayor and City Clerk to sign the Letter of Intent; AND FURTHER grants permission to the City Engineer and City Administrator to continue negotiations with Coachlight Properties, LLC for the sale of the former McKinley School at 640 Plum, Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Sabuda, Schultz, Stec, Mayor Peterson

NAYS: Councilman Miciura

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the rezoning application as submitted by the City Engineer on behalf of the City of Wyandotte requesting the property at 640 Plum (McKinley School) between 6th Street and 7th Street on the north side of the street be rezoned from RA to PD is hereby referred to the Planning Commission to schedule the proper public hearing.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Sabuda, Schultz, Stec

NAYS: Councilmember Miciura

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer dated June 2, 2014, to acquire the properties at Tax ID 57-029-19-0009-000; 516 Plum in the amount of \$0.00; and Tax ID 57-006-08-0007-000; 642 Ford Avenue in the amount of \$0.00 offered to the City of Wyandotte from Wayne County Tax Foreclosure; AND BE IT FURTHER RESOLVED that Council directs the Department of Legal affairs procure a clear title on all properties that are received from Wayne County; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to sign all documents, subject to the approval of the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from the City Engineer regarding the encroachment into the Superior Blvd Right-of-Way adjacent to 2656 Biddle Avenue is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council APPROVES the Grant of License between Downriver Actors Guild and the City for the placement of their handicap ramp at 2656 Biddle Avenue provided that the Grant of License and Hold Harmless Agreement is executed by Downriver Actors Guild and the City; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to sign said Grant of License and Hold Harmless Agreement; AND FURTHER that Downriver Actors Build is to pay the administrative fee of \$200.00 ; with the Department of Legal Affairs directed to record the Grant of License.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council APPROVES the Purchase Agreement to sell 10 feet of the former 321 Ford Avenue, Wyandotte to the adjacent property owner at 320 Ford Avenue, William and Margaret Garrick for the amount of \$500.00; 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 agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that Council APPROVES the Purchase Agreement to sell 15 feet of the former 1031-6th Street to the adjacent property owner at 1049-6th Street, James and Phyllis Macek in the amount of \$750.00; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and City Clerk are hereby authorized to sign said agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence S. Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that WHEREAS on April 29, 2014, the City Council approved the rezoning of the property located at 2101 Grove, Wyandotte, from RA to PD; AND WHEREAS, on April 29, 2014, City Council referred a communication from Valerie Kaiser, owner of 2101 Grove to the Planning Commission to hold the required public hearing; WHEREAS on May 15, 2014, the Planning held the public hearing and notice was placed in the News Herald and comments were received including a letter from the City Engineer; WHEREAS, on may 15, 2014, the Planning Commission hereby APPROVED all the uses as proposed by DesRosiers Architects regarding the new location of the dumpster, transformer and generator and landscape plan page L-1; AND NOW THEREFORE BE IT RESOLVED that the City Council has previously approved the Stage II Final Site Plan and now CONCURS with the resolution of the Planning Commission regarding the Certificate of Occupancy for renting class rooms for exercise and rehabilitation studio with personal training and small group training, certified nursing assistant classes, overnight respite, after school programs and daycare in compliance with the requirements set forth in the Zoning Ordinance Section 1655.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Lawrence S. Stec
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the communication from the Vinewood Village Condominium Association regarding various compliance and warranty issues is hereby referred to the City Engineer for a review and report back in two (2) weeks.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Lawrence S. Stec
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that a hearing was held on the 2nd day of June 2014, where all parties were given an opportunity to show cause, if any they had, why the dwelling at 1207 Lee, Wyandotte should not be demolished, removed or otherwise made safe, AND BE IT FURTHER RESOLVED that the Council considered all reports and recommendations previously received by the City Council from the City's Engineering Office and all other facts and considerations were brought to their attention at said hearing and at previously held Council meetings; AND BE IT RESOLVED that the City Council hereby directs that said dwelling located at 1207 Lee, Wyandotte should be DEMOLISHED and that the cost be assessed against the property in question as a lien. BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so that they may appeal this decision to the Circuit Court within twenty-one (21) days of the date of this resolution if they so desire.

I move the adoption of the foregoing resolution.
 MOTION by Councilperson Lawrence S. Stec
 Supported by Councilperson Sheri M. Fricke
 YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
 NAYS: None

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the SHOW CAUSE HEARING regarding the property located at 2927-2929 Biddle Avenue is hereby CANCELLED with the Engineering Department directed to monitor the site.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
ROLL ATTACHED

Wyandotte, Michigan June 2, 2014

RESOLUTION by Councilperson Lawrence S. Stec

RESOLVED by the City Council that the total bills and accounts in the amount of \$1,019,211.89 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

ADJOURNMENT

MOTION by Councilperson Lawrence S. Stec
Supported by Councilperson Sheri M. Fricke
That we adjourn.
Carried unanimously
Adjourned at 8:53 PM
June 2, 2014

William R. Griggs, City Clerk