

Wyandotte, Michigan

June 9, 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

PERSONS IN THE AUDIENCE

Colleen Bolan, 1154 22nd, paid \$25.00 ticket for blocking sidewalk. Home next door, 1162 22nd, has holes six feet deep around/along house, no barriers, etc. Help.

Scott Garbin, 4214 19th, presented military plaque along with American Flag to Mayor Peterson.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 9, 2014 AGENDA ITEM #1

ITEM: Wyandotte Street Art Fair Radio Rental

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: Herewith, please find the radio rental agreement assembled and recommended by my office for the 2014 Wyandotte Street Art Fair. We have confidence that once again, Moss Communications will provide us with quality services and are endorsing their contract for the 2014 WSAF.

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 REOUESTED: Adopt a resolution to concur with the above recommendation and authorize Mayor Peterson or William Griggs, City Clerk to sign the attached contract.

BUDGET IMPLICATIONS & ACCOUNT NUMBER:
285.225.925.730.860 WSAF Expense Account \$319.95

IMPLEMENTATION PLAN: Contracts 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: Joseph R. Peterson

LIST OF ATTACHMENTS: Moss Communications Agreement

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

ITEM: Wyandotte Museums – 2014 Wyandotte Street Art Fair Marketing Contracts

PRESENTER: Jody L. Egen, Director of Museums and Cultural Affairs

INDIVIDUALS IN ATTENDANCE: Jody L. Egen.

BACKGROUND: Herewith, please find the marketing initiative assembled and recommended by my office for the 2014 Wyandotte Street Art Fair. This radio, print, and on-line package takes advantage of diverse media sources and falls within the approved \$25,000 marketing budget for the Fair.

Through negotiation, several of the media companies below have agreed to provide in-kind value to enhance our monetary commitment. Their in-kind contribution of additional commercial time, interviews, and print ads translates into excess of several thousand dollars.

Radio Vendors

Station Name	Call Number	AM/FM	Amount
WWJ	950	AM	\$ 3,000.00
The River	93.9	FM	\$ 1,625.00
NPR – WDET	101.9	FM	\$ 4,240.00
Total Radio All:			\$ 8,865.00

Print Vendors

Publication Name	Type	Frequency	Amount
Metro Times	Newspaper	Weekly	\$3,000.00
Total Print All:			\$3,000.00

STRATEGIC PLAN/GOALS: In accordance with the strategic plan; quality of life.

ACTION REQUESTED: Adopt a resolution to concurring with the above recommendation and authorizing Mayor Joseph R. Peterson or William R. Griggs, City Clerk to sign the attached contracts

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 285.225.925.730.860

IMPLEMENTATION PLAN: Contracts to be signed by Mayor Joseph R. Peterson or William R. Griggs, City Clerk to be returned to Jody L. Egen for implementation.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: CONCURS: signature on file

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS: WWJ; 93.9 the River; WDET; Metrotimes

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: June 9, 2014 AGENDA ITEM #3

ITEM: Concurrence for Approval to Purchase 2014 Ford Escape S by Water Department

PRESENTER: William Weirich Water Department Superintendent

INDIVIDUALS IN ATTENDANCE: None

BACKGROUND: A new vehicle is needed to replace a worn out 2000 Chevy Malibu; this vehicle is used in the daily transportation of parts and materials for the crew and by our field inspector for Water Department projects in the field. The Malibu is experiencing a number of mechanical issues and is in the repair shop more then it's on the road. Due to the age, mechanical issues and body condition, a new vehicle is recommended. The MiDEAL bid for vehicle purchases for the State of Michigan was awarded to Gorno Ford of Woodhaven for a price of \$19,657.00 (MiDEAL price = \$ 19,049 + Delivery Fee/mile = \$ 3.00) and as such no other bids were required/requested far this purchase.

MiDEAL #3905-0018 is for a 4x2 FWD Ford Escape S with the following specifications: 2.5L 1-4 engine 6spd, A/T white exterior/black cloth interior, AM/FM/CD/MP3 with clock, reverse camera w/4.2 screen, A/C, cruise/tilt, advance track w/roll stability control, center traction, power windows/locks/mirrors, rear defrost, keyless entry (FOB) P235/55Rx17AS tires, power disc brakes, w/abs front /side air bags and cap less fuel filler. We have also accepted the MDOT' s recommended package for the Municipal amber LED safety lightning system and the all weather rubber floor mats for an additional cost of \$1,295.00 making the total price of the vehicle at \$20,952.00.

STRATEGIC PLAN/GOALS: To provide services in an efficient, reliable and economical manner.

ACTION REQUESTED: Concur with resolution #05-2014-03 from the Municipal Services Commission and recommendation from WMS management authorizing the purchase of the vehicle for the MiDEAL price of \$ 20,952.00.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Vehicle was approved as part of the FY2014 Water Department Capital Project Budget 592-000-970-000-1031WA.

Approved FY14 Capital Budget - \$ 25,000

Actual FY14 YTD Budget used - \$ 0

IMPLEMENTATION PLAN: After City Council concurrence, a purchase order will be generated for the purchase. The current delivery lead timeframe is 12 to 14 weeks after receipt of the purchase order.

MAYOR'S RECOMMENDATION: jrp

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

LIST OF ATTACHMENTS

MiDEAL vehicle price list.

Quote from Gorno Ford

Sign Resolution #05-2014-03

REPORTS AND MINUTES:

Municipal Service Commission

May 28, 2014

CITIZENS PARTICIPATION

SEMCOG presentation. Involves seven counties, help shape transportation, etc. throughout area. General Assembly Meeting June 26, 2014. Have a great amount of data available.

RECESSRECONVENINGROLL CALL

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

Absent: Councilperson Galeski

HEARING

**HEARING RELATIVE TO THE COMMERCIAL FACILITIES EXEMPTION
CERTIFICATE FOR THE PROPERTY LOCATED AT 3247/3249 BIDDLE AVENUE
WYANDOTTE, MICHIGAN**

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

ITEM: Commercial Facilities Exemption Certificate - 3247/3249 Biddle Avenue

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE:

BACKGROUND:

Attached is the application of GLPMR, LLC (Great Lakes Physical Medicine & Rehabilitation, P.C.) for a Commercial Facilities Exemption Certificate (CFEC) for the property at 3247/3249 Biddle Avenue. The Council previously approved establishing Commercial Redevelopment District No. 12 for the property on December 16, 2013, and approved a resolution scheduling the public hearing on May 19, 2014.

In accordance with the Commercial Redevelopment Act, Public Act 255 of 1978, a public hearing has been scheduled on June 9, 2014, to consider the application for a new construction project. Public notice was mailed to the applicant, the assessor, a representative of the affected taxing jurisdictions, and to the general public via the News Herald. The application provides detailed information regarding the proposed use, construction activities, estimated costs, a construction time schedule, and the economic advantages expected from the project. As noted in the application, construction costs are estimated to exceed \$1.9 million.

If the Certificate is approved, a tax known as the Commercial Facilities Tax would be levied upon the building for 1-12 years after the completion of construction, with the actual duration to be determined by the City Council. To summarize, the Certificate encourages the replacement, restoration and new construction of commercial property by abating property taxes. For a new or replacement facility, the Commercial Facilities Tax provides a 50 percent reduction in the number of mills levied as ad valorem taxes, excluding only the State Education Tax (SET). In addition, the State Treasurer may exempt one-half of the SET for up to 6 years. The exemption would not apply to the taxable value of any existing building, land or personal property.

STRATEGIC PLAN/GOALS: This action is consistent with the Goals and Objectives identified in the City of Wyandotte's Strategic Plan 2010-2015 that identifies a commitment to: (1) downtown revitalization and an economic development strategy that emphasizes commercial expansion in the area; and (2) fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas.

ACTION REQUESTED: Approve the attached resolution approving the application for a Commercial Facilities Exemption Certificate (CFEC) for 12 years after completion of the project.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: OK JRP

LIST OF ATTACHMENTS:

1. Proposed Resolution
2. Application for a CFEC
3. Commercial Redevelopment Act - MEDC Summary
4. List of Commercial Redevelopment Districts and Exemption Certificates approved by the City

June 5, 2014

The Honorable Mayor Joseph R Peterson and Members of the City Council 3200 Biddle Ave
Wyandotte MI 48192

Re: CFEC application for 3247/3249 Biddle

Dear Honorable Mayor Peterson and City Council,

I have received a copy of the application for a Commercial Facilities Tax Exemption Certificate for the property located at 3247/3249 Biddle. Please note the granting of this certificate along with the tax exemption certificates already exempted will not exceed five percent (5%) of the total State Equalized Value of the assessment roll.

2014 SEV of 3247/3249 Biddle = 66,800

2014 SEV AdValorem Roll = 554,154,100 / 2014 Special Acts 24,259,500 = 4.38%

Should you have any questions please contact the undersigned.

Sincerely,
Thomas R. Woodruff, City Assessor

Concurred

RESOLUTIONS

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

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 with the following CORRECTION.

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

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

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; AND NOW THEREFORE BE IT RESOLVED that Council 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 Sheri M. Fricke
Supported by Councilperson Lawrence S. Stec
YEAS: Councilmembers Fricke, Miciura, Sabuda, Schultz, Stec
NAYS: None

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council hereby APPROVES the contract between the City and Moss Communications for radio rental for the Wyandotte Street Art Fair in the amount of \$319.95 from account #285-225-925-730-860 as submitted by the Special Event Coordinator. AND BE IT FURTHER RESOLVED that Council hereby directs the Mayor and City Clerk to execute the contract on behalf of the City of Wyandotte.

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

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council CONCURS with the Director of Museums and Cultural Affairs and hereby APPROVES the following marketing initiatives:

WWJ	\$3,000.00
The River	\$1,625.00
NPR-WDET	\$4,240.00
Metro Times	\$3,000.00
	\$11,865.00 TOTAL

said expenditures to be derived from account # 285-225-925-730-860; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contracts on behalf of the City of Wyandotte.

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

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council CONCURS with the Wyandotte Municipal Service Commission and Superintendent of the Water Department to authorize the purchase by the Municipal Service Water Department of a Ford Escape S 4 x 2 FWD vehicle from Gorno Ford of Woodhaven for the MiDEAL price of \$20,952.00; funds to be derived from the FY 2014 Water Department Capital Project Budget # 592-000-970-000-1031 WA.

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

RESOLUTION APPROVING A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE
FOR 3247/3249 BIDDLE AVENUE, WYANDOTTE, MICHIGAN

Wyandotte, Michigan Dated: June 9, 2014

RESOLUTION BY COUNCILPERSON Sheri M. Fricke

RESOLVED by the City Council that:

WHEREAS, the City of Wyandotte legally established Commercial Redevelopment District No. 12 on December 16, 2013, after a public hearing held on December 16, 2013; and

WHEREAS, the state equalized value (SEV) of the property proposed to be exempt plus the aggregate SEV of property previously exempt and currently in force under the Commercial Redevelopment Act, Public Act 255 of 1978, and under the Plant Rehabilitation and Industrial Development Districts Act, Public Act 198 of 1974, does not exceed 5% of the total SEV of the City; and

WHEREAS, the application was approved at a public hearing as provided by Section 6(2) of Public Act 255 of 1978, on June 9, 2014; and

WHEREAS, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978; and

WHEREAS, the applicant, GLPMR, LLC, has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City; and

WHEREAS, the City requires that the construction, restoration or replacement of the facility shall be completed by May 5, 2015, or within a duly authorized extension of that date; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and

WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and

WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, retain employment, prevent a loss of employment, increase the number of residents, and assist with revitalizing an Urban Area in the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyandotte that the application is approved and a Commercial Facilities Exemption for a construction project is hereby granted for the real property, excluding land, located in Commercial Redevelopment District No. 12 at 3247/3249 Biddle Avenue for a period of 12 years after the completion of construction of the project as described in the exemption application, beginning December 31, 2014, and ending December 30, 2027, pursuant to the provisions of PA 255 of 1978, as amended.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Lawrence S. Stec

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

NAYS: None

ABSENT: Councilperson Galeski

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication submitted by the City Assessor relative to the CFEC application for 3247-4349 Biddle Avenue, Wyandotte, Michigan 48192 is hereby received and placed on file and made a part of the hearing record.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Lawrence S. Stec

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

NAYS: None

Wyandotte, Michigan June 9, 2014

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the total bills and accounts in the amount of \$503,852.83 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Lawrence S. Stec

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Lawrence Stec

That we adjourn.

Carried unanimously

Adjourned at 7:45 PM

June 9, 2014

William R. Griggs, City Clerk