

Wyandotte, Michigan October 13, 2014

Regular session of the City Council of the City of Wyandotte, the Honorable Mayor Pro Tempore Lawrence S. Stec presiding.

ROLL CALL

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

Absent: Councilperson Galeski

PERSONS IN THE AUDIENCE

Melanie Brown, 657 Vinewood, regarding condos on Vinewood. Would like the City to help. Will respond soon.

Terence Kulaszewski, 159 Bennett, regarding 149 Bennett, house next door to him is a disgrace to the neighborhood and needs to be demolished. Hearing took place and demo is scheduled.

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: October 13th, 2014 AGENDA ITEM #1

ITEM: City Purchasing 316 Clark, Wyandotte,

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property is an eyesore in the neighborhood and is the last house on the block. The property is zoned Industrial, so the house is non-conforming use. The Engineering Department has negotiated a sales price of \$25,000. The property information is as follows:

Lot Size: 50' x 102'	Demolition Cost Estimated at: \$5,000.00
2014 SEV: \$40,200	Market Value: \$80,400.00
2013 Taxes: \$2,101.94	

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

ACTION REQUESTED: Approve the Purchase Agreement for the City to acquire property and authorize the Mayor and City Clerk to execute same.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 Land Acquisition.

IMPLEMENTATION PLAN: Mayor and City Clerk execute the Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: reviewed by B. Look

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: Purchase Agreement and Map

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: October 13th, 2014 AGENDA ITEM #2

ITEM: Business Property Lease – 542 Ford Avenue

PRESENTER: Todd Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A/

BACKGROUND: The City purchased 542 Ford Avenue for \$11,574.15 from the Wayne County Treasurer for non-payment of taxes. After clearing the title, the Wyandotte Braves Baseball Association (Association) has requested to lease the property. The City and the Association has worked cooperatively over the past few years with the Association making many improvements to the ball fields at Pulaski Park. The Association is a non-profit organization whose Mission Statement is:

The Wyandotte Braves Baseball Association is an instructional league where coaches are to emphasize:

Educating the youth about the skills needed to play the game of baseball and or softball.

Develop a respect for the rules of the game of baseball and or softball and the basic ideals of teamwork, sportsmanship and fair play.

Instill honesty, loyalty, courage and reverence in the youths so they may be finer, stronger and happier youths who will grow to become good, clean, healthy adults.

Guide the youths, showing them how to treat others fairly and equitably.

Emphasize fun healthy participation and diminish overzealous competitiveness.

The property has been inspected by the City Inspectors and found to be in good condition and could be rented out. The lease requires the tenant to make the necessary repairs identified in the city inspection. The City maintains the ability to redevelopment/reuse the property via a termination provision in the lease that only requires a thirty (30) day notice. The premises will only be used for storage of baseball equipment, to hold meetings, and to hold coaching and umpire clinics.

STRATEGIC PLAN/GOALS: Provide the finest services and quality of life to it 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 lease agreement for 542 Ford Avenue between the City and the Wyandotte Braves Baseball Association

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Engineering Department will coordinate the lease agreement.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: Lawrence S. Stec

LIST OF ATTACHMENTS: 1. Business Property Lease - 542 Ford Avenue

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: October 13th, 2014 AGENDA ITEM #3

ITEM: Sale of the former 528 Poplar (17.5' x 140')

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased and demolished with TIFA funds. Recommendation is to sell 17.5 feet of this property to the adjacent property owner at 524 Poplar, James Gilewski, for the amount of \$875.00 which is based on \$50 per front footage price. The combination of the two (2) parcels will result in one (1) parcel measuring 52.50' 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 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: LS/JS

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: October 13th, 2014 AGENDA ITEM #4

ITEM: Leave of Absence Request of Peter Taormina

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 which 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."

On July 21, 2014, the Council granted a Leave of Absence to Mr. Peter Taormina which is due to expire on November 1, 2014. Mr. Taormina is requesting his leave of absence be extended. I recommend his leave be extended an additional six (6) months to May 1, 2015, in accordance with Item A above.

STRATEGIC PLAN/GOALS: n/a

ACTION REQUESTED: Concur with the City Engineer to approve the request for leave of absence by Peter Taormina.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Authorize leave of absence to Peter Taormina.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: LS/JS

LIST OF ATTACHMENTS: Letter from Peter Taormina

**CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION
MEETING DATE: October 13th, 2014 AGENDA ITEM #5**

ITEM: City Purchasing 1251 6th Street, Wyandotte

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property is blight on the neighborhood and is need of extensive repairs. The Engineering Department has negotiated a sales price of \$20,000. The property information is as follows:

Lot Size: 65' x 101'	Demolition Cost Estimated at: \$5,000.00
2014 SEV: \$27,811	Market Value: \$55,622
2013 Taxes: \$1,450.49	

A new home could be constructed on this property.

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

ACTION REQUESTED: Approve the Purchase Agreement for the City to acquire property and authorize the Mayor and City Clerk to execute same.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 492-200-850-519 Land Acquisition.

IMPLEMENTATION PLAN: Mayor and City Clerk execute the Purchase Agreement and close on property.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION:

MAYOR'S RECOMMENDATION: LS/JS

LIST OF ATTACHMENTS: Purchase Agreement and Map

REPORTS AND MINUTES

Design Review Committee	October 7, 2014
Beautification Commission	September 10, 2014
Beautification Commission	October 8, 2014
Downtown Development	September 9, 2014

CITIZENS PARTICIPATION

None

RECESSRECONVENINGROLL CALL

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

HEARING

SHOW CAUSE HEARING AS TO WHY THE DWELLING AT
446 PINE STREET WYANDOTTE, MICHIGAN
SHOULD NOT BE DEMOLISHED, REMOVED OR OTHERWISE MADE SAFE

Christine Kraft, 9215 Byromar, Grosse Ile, Michigan, requesting more time for maintenance repairs. Property title still in deceased mother's name.

RESOLUTIONS

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

ROLL ATTACHED

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to acquire the property at 316 Clark in the amount of \$25,000.00 to be appropriated from TIFA Area Funds; AND BE IT RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement; AND BE IT RESOLVED that William R. Look, City Attorney is authorized to execute closing documents for the purchase of said property on behalf of the Mayor and City Clerk; AND BE IT FURTHER RESOLVED that the City Engineer is directed to DEMOLISH same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

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

NAYS: None

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the communication from the City Administrator regarding the city-owned property located at 542 Ford Avenue is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the Council CONCURS with the recommendation to lease the property at 542 Ford Avenue to the Wyandotte Braves Baseball Association for the amount of \$1.00; AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Lease as presented to Council on October 13, 2014. AND BE IT FURTHER RESOLVED that the Wyandotte Braves are to complete a certificate of occupancy application which is subject to the approval of the City Engineer. AND FURTHER that the maximum occupancy is twenty-two (22) persons.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

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

NAYS: None

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council APPROVES the Purchase Agreement to sell 17.5 feet of the former 528 Poplar to the adjacent property owner at 524 Poplar, James Gilewski, for the amount of \$875.00; 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 Donald Schultz

Supported by Councilperson Leonard Sabuda

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

NAYS: None

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the request by Peter Taormina for a leave of absence submitted by the City Engineer is hereby APPROVED until May 1, 2015.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

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

NAYS: None

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to acquire the property at 1251-6th Street in the amount of \$20,000.00, to be appropriated from TIFA Area Funds; AND BE IT FURTHER RESOLVED that the Department of Legal Affairs, William R. Look, is hereby directed to prepare and sign the necessary documents and the Mayor and City Clerk be authorized to execute the Purchase Agreement; AND BE IT FURTHER RESOLVED that William R. Look, City Attorney is authorized to execute closing documents for the purchase of said property on behalf of the Mayor and City Clerk; AND BE IT FURTHER RESOLVED that the City Engineer is directed to demolish same upon completion of the Wyandotte Historical Commission inspection of the home as it pertains to the preservation of historical and cultural items for the City of Wyandotte.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

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

NAYS: None

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that that hearings were held on July 18, 2014 ; August 11, 2014; August 18th, 2014, September 15, 2014, and October 6, 2014 where all parties were given an opportunity to show cause, if any they had, why the dwelling at 446 Pine, Wyandotte should not be demolished, removed or otherwise made safe; AND WHEREAS, the hearing was adjourned until October 13, 2014; AND WHEREAS, the interested party had the property inspected by the City of Wyandotte Code Inspectors on August 20, 2014, which indicated that repairs to be estimated at \$25,500; AND WHEREAS, the SEV for 2014, as indicated by the City Assessor if \$30,000; AND NOW BE IT FURTHER RESOLVED that the Council considered the communication dated September 12, 2012, and show cause hearing minutes dated January 30, 2013, November 6, 2013 and January 15, 2014, held with the Hearing Officer and the City Engineer's Office and the Inspection dated August 20, 2014, which are all made part of this hearing and all other facts and considerations were brought to their attention at said hearing: NOW THEREFORE BE IT RESOLVED that the City Council hereby directs that said dwelling located at 446 Pine, Wyandotte should be DEMOLISHED, and that the costs be assessed against the property in question as a lien; AND BE IT FURTHER RESOLVED that the parties of interest shall be forwarded a copy of this resolution forthwith so they may appeal this decision to the Circuit Court within TWENTY-ONE (21) days of the date of this resolution if they so desire; AND BE IT RESOLVED that if the structure is not DEMOLISHED within 60 days, then the City will proceed with demolition of said structure and assess the cost of same against said property.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Donald Schultz

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Schultz, Stec

NAYS: Councilmembers Fricke, Miciura, Sabuda

RESOLUTION FAILED TO PASS

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that Ms. Christine Kraft, 9215 Byromar Lane, Grosse Ile, MI. 48138 be given five (5) additional weeks; November 24, 2014 to complete all outside repairs to 446 Pine Street.

I move the adoption of the foregoing resolution.
MOTION by Councilperson Donald Schultz
Supported by Councilperson Leonard Sabuda
YEAS: Councilmembers Fricke, Miciura, Sabuda
NAYS: Councilmembers Schultz, Stec
RESOLUTION FAILED TO PASS

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the General Manager of Municipal Service has expressed a desire to meet in closed session to discuss pending litigation and the City Engineer has expressed a desire to meet in closed session to discuss the purchase and/or lease of real property. NOW, THEREFORE, BE IT RESOLVED that Council shall meet in closed session immediately following the regular Council meeting to discuss the above stated purposes only.

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

Wyandotte, Michigan October 13, 2014

RESOLUTION by Councilperson Donald Schultz

RESOLVED by the City Council that the total bills and accounts in the amount of \$1,602,805.73 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

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

ADJOURNMENT

MOTION by Councilperson Donald Schultz
Supported by Councilperson Leonard Sabuda
That we adjourn.
Carried unanimously
Adjourned at 8:07 PM
October 13, 2014

William R. Griggs, City Clerk