

Wyandotte, Michigan April 20, 2015

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

ROLL CALL

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

Absent: None

COMMUNICATIONS MISCELLANEOUS

April 10, 2015

Mayor Joseph Peterson and City Council Members:

Re: Request for City Ordinance Allowing Safe and Reasonable Access to Property

Dear Mayor and City Council:

I approach the Mayor and Council Members today with a request for a City Ordinance that will allow safe and reasonable access upon the property of a neighboring resident in cases where repairs/painting/improvements, etc. may need to be carried out on one's property and where it is impossible to do so without stepping on or temporarily utilizing the driveway or side yard of another resident.

Many communities have these types of ordinances where the residences are within close proximity of each other and Wyandotte certainly has many, many homes that are within feet, and in some case even inches, of each other.

In the situation where a resident is having major work such as a roof replacement, siding or painting, the contractor may need to use the driveway or side yard of a neighbor to complete the work and this requires stepping on the property other than that owned by the person having the work done. Technically, this could be considered trespassing. It is my understanding upon contacting the City of Wyandotte that NO current ordinance of this type exists.

If the permission and cooperation of the next door neighbor is required and if the neighbor happens to be an unreasonable neighbor (and we unfortunately know first hand of examples of this within this City) who decides to deny the contractor access, the homeowner is left with few options to complete the work or have it completed. In short, if an unreasonable neighbor blocks his/her property or says "no", the homeowner has no way to perform repairs or have work done. This is not to imply that the neighbor of residents should not be given notice - notice should always be required out mere politeness, however, this ordinance would grant relief for those homeowners looking to have work performed who may be dealing with a vacant/missing homeowner or simply a neighbor who doesn't want to or won't cooperate. An ideal city ordinance would include:

1. Criteria on which safe and reasonable access onto another resident's property would be granted, i.e., having contractual or repair work done, painting, window replacement, chimney repair, siding, etc.
2. The manner in which the homeowner having the work done shall notify the city and its neighbors that work is being done and MAY require access to the other resident's property.
3. The consequences for failing to notify neighboring residents that their property may be accessed during work performed.
4. The consequences for the party to whom the request/notification is given for failing to allow contractors reasonable and safe access on one's property while they are attempting to perform repairs or other general upkeep on the property of another neighbor.

5. That "safe and reasonable access" shall include but not be limited to: Making sure any driveways or side yards are free of vehicles or movable structures that may inhibit the ability of crews to perform the necessary work.
6. A provision that the person/company performing the work (and/or the homeowner) shall be liable for any damage which may occur during the work process or in the alternative the homeowner signs a form accepting liability and responsibility for any damages that may occur.

I have attached a copy of a sample of such an ordinance, however, in the attached ordinance it is required that a license be applied for to grant access, which may be a bit extreme, unless the license comes at a very nominal cost and can be granted by the city and not a judge.

I think it imperative that violation of this ordinance carry a consequence. If a reasonable person is notified that a contractor or person performing work MAY need access and fails to provide it, it will be detrimental to both residents and contractors attempting to perform work in the city. Residents are already required to grant this type of access to city and state employees and there is no reason they should not be required to do so, when given notice.

I thank you in advance for your consideration. One would hope that in a perfect world people could just get along and this type of ordinance would not be necessary, but we all know this is simply not always the case. In speaking to several contractors I have heard many horror stories of neighbors blocking or refusing access for repairs or where the owner of the adjacent property could not be located to grant permission for entry. Homeowners should be confident in a city with narrow lots such as ours that they will be able to have improvements or repairs performed without relying on permission of neighbors who may not be willing to cooperate for no real reason other than to be difficult.

Please let me know when Council may discuss this proposed idea.

Judith Maiga and Michael Izzo, 128 Cedar Wyandotte MI 48192

To Wyandotte City Council and Honorable Mayor Peterson

Please place on your agenda, my name is John Martin I live at 644 Kings Hwy, in 2012 the former 638 Kings Hwy was demolished, at that time I inquired to purchase the property. The council would only let me purchase half of it 17 1/2 feet the rest has set vacant for three years. The neighbor to the east does not want it and has recently turned in a letter stating that to Kelly Roberts, my wife and once again would like to purchase said property...

Thank you for your time and consideration

John and Chris Martin, 644 Kings Hwy

**CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION**  
MEETING DATE: April 20, 2015 AGENDA ITEM #2B

ITEM: Sale of the former 638 Kings Highway (17.5' x 102.5')

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased with TIFA Area Funds. The attached map indicates that this lot and the adjoining lots were platted at thirty-five (35) feet in width. The City's current Zoning Ordinance requires a fifty (50) foot wide lot for single family residential homes. When splitting TIFA lots the policy has been to divide the City lot with the adjoining property owners to provide the adjoining owners' new lots to be equal in width. In 2012, one-half (1/2) or 17.5 feet of the City lot was sold to the Martins the owners of 644 Kings Highway. This increased their lot width to 52.5 feet. The remaining 17.5 feet has been offered to the Cades, the owners at 630 Kings Highway, and they are not interested at this time to purchase the property.

The City Council may decide to override the policy if you desire to sell this lot to the Martins at 644 Kings Highway.

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:

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN:

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:



LIST OF ATTACHMENTS: Property map and Resolution from June 5, 2012

April 10, 2015

Mayor Joseph Peterson, Wyandotte City Council

Dear Mayor and City Council:

I reside at 210 Riverside Drive on the southwest corner of Riverside Drive and Emmons Blvd. (Lots 549 and 550) and also own the adjacent property, (Lot 548). Dividing the two properties is a public alley with a storm sewer underneath running from the street to the Sexton Kilfoil Drain.

Years ago, I had the alley paved with asphalt making the alley look better and giving me better access to my garage. Over time, the asphalt has degraded and become in need of replacement. After acquiring a bid from a contractor (FDR Cement Co. Inc.) to replace the asphalt with concrete, I was notified that I need permission from Mayor and Council to proceed. I understand that the city maintains the right of access to the alley and in the case of repairs to the storm sewer, the concrete may be removed with no obligation to replace it.

I have also contracted FDR to replace the concrete driveway on my property from the alley to my garage. For the purpose of a more uniform look, as well as cost effective and timely completion of the project, I like to be able to use the same contractor.

Please advise me of the next step in this process, as FDR would like to proceed with acquiring permits as soon as possible.

Sincerely,

Ken Rutkowski, 210 Riverside Drive  
(734) 282-3951

PERSONS IN THE AUDIENCE

None

NEW BUSINESS (ELECTED OFFICIALS

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 20, 2015 AGENDA ITEM #4

ITEM: Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Certification (RRC) Program.

PRESENTER: Todd A. Drysdale-City Administrator, Natalie Rankine - Downtown Development Authority.

INDIVIDUALS IN ATTENDANCE: Natalie Rankine

BACKGROUND: The Michigan Economic Development Corporation is the arm of state government responsible for marketing Michigan and developing programs that improve business climate, increase business investment and drive job creation in the state.

One such initiative - the MEDC's Redevelopment Ready Communities (RRC) program - focuses on the following Best Practices to make a community development-friendly by focusing on:

- Community Plans and Public Outreach
- Zoning Policy and Regulations
- Development Review Process
- Recruitment and Education
- Redevelopment Ready Sites®
- Community Prosperity

The benefits of becoming an MEDC Redevelopment Ready Certified Community are many. At minimum, a Redevelopment Ready Certified community signals a proactive, business friendly environment to developers and investors. The MEDC will also assist in marketing a certified community's select RRC sites to the best practice standard. Most importantly, once certification is achieved, communities with solid development projects receive priority for funding at the MEDC and MSHDA.

STRATEGIC PLAN/GOALS: We are committed to revitalizing the community through economic development, streamlining government and making government more transparent to its citizens.

ACTION REQUESTED: Adopt a resolution supporting the City of Wyandotte's participation in the Michigan Economic Development's Redevelopment Ready Communities (RRC) program.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: City Administrator, City Engineer and Downtown Development Authority Director to work with other City Departments to obtain Redevelopment Ready Community Certification.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS:

1. MEDC's Redevelopment Ready Communities Program brief
2. MEDC's Redevelopment Ready Communities Best Practices
3. List of communities participating in the MEDC's RRC Program

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 20, 2015 AGENDA ITEM #5

ITEM: Restaurant Week in Wyandotte 2015

PRESENTER: Natalie Rankine, Downtown Development Authority

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: In an effort to bring awareness about our many fine restaurants, coffee shops, bars and "sweets" shops in Wyandotte, the Downtown Development Authority (DDA) and the Wyandotte Business Association (WBA) will once again host Restaurant Week in Wyandotte from April 20th to 25th. The DDA and the WBA will actively market this event and offer a variety of restaurant giveaways to visitors during this week. We will be profiling participating restaurants through E-Newsletters, press releases and social media avenues. The event is an effort to raise awareness about the vast array of dining choices available in the City of Wyandotte. Weeklong specials will be listed on our website at [www.wyandotte.net/restaurantweek](http://www.wyandotte.net/restaurantweek)

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 enhancing the community's quality of life.

ACTION REQUESTED: Receive information regarding Restaurant Week in Wyandotte and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: jrp

LIST OF ATTACHMENTS

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 20, 2015 AGENDA ITEM #6

ITEM: Girl Scout Troop 40101 Request: Free Little Library referral

PRESENTER: Natalie Rankine, Downtown Development Authority Director

INDIVIDUALS IN ATTENDANCE: Natalie Rankine, Mark Kowalewski

BACKGROUND: Wyandotte Girl Scout Troop 40101 has requested to place 'Free Little Library' kiosks at the Farmers Market lot and a location on the field between Jefferson and Wilson schools. In discussions with the Superintendent of Schools, it was decided that the district should wait for the installation of the kiosk at the Jefferson/Wilson site due to construction work expected to occur in that area this summer. The School Board will re-visit the project once the work is complete. Therefore, it is recommended that approval for only one kiosk be granted at this time.

The placement of the 'Free Little Library' kiosk was reviewed at the Downtown Development Authority meeting on April 14th, 2015 and the DDA concurs with the installation of the kiosk on this site as per the resolution below:

RESOLUTION

Motion by P. Slack seconded b A. Madglinger to recommend the placement of the 'Free Little Library' kiosk at the corner of First and Elm on the Farmers Market site. Roll called. All in favor. Motion carried.

The City Engineer has reviewed and concurs with this recommendation.

STRATEGIC PLAN/GOALS: We are committed to enhancing the community's quality of life by working with organizations to bring quality programming and projects to Wyandotte.

ACTION REQUESTED: Concur with the Downtown Development Authority's concurrence to place the Free Little Library kiosk at the corner of First & Elm as depicted in the attached site plan.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: Downtown Development Authority Director will supply the Engineering and Building Department, Department of Public Services with the attached map for coordination of installation with the girl scouts and obtain a Hold Harmless/Maintenance Agreement from the Girl Scout Troop 40101 in accordance with the Department of Legal Affairs.

COMMISSION RECOMMENDATION: Concur

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: WLook

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS:

1. Farmers Market site plan.
2. Downtown Development Authority Minutes, April 14th, 2015
3. Hold Harmless

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: April 20, 2015 AGENDA ITEM #7A

ITEM: Wyandotte Street Art Fair Event Approval

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: The 54th Annual Wyandotte Street Art Fair will be held on July 8-11, 2015. This letter is sent to request that the Public Works Department be notified to close Biddle Avenue, from Oak to Eureka, for the 2015 Wyandotte Street Art Fair from Sunday, July 5, starting at 12:01 AM through Monday, July 13, 8 AM. North and southbound traffic will be rerouted on Third Street with detours at Oak Street and Eureka, all truck traffic to be rerouted to M-85 (Ford Street) via Eureka or Ford (Northline).

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: The Chief of Police is requested to apply to the Wayne County Office of Public Service for a road closing permit; he should be designated and authorized to sign said street closing permit document on behalf of the City of Wyandotte. Responsibility for all damage claims which may arise from the road closing must be assumed by the City of Wyandotte. The Fire Department should also be notified of this event to reroute emergency vehicles.

Also, the Wyandotte Street Art Fair would like to request the following:

1. Permission to allow the city sidewalks listed below to be used during the Art Fair only, July 8-11, and by those merchants who are issued permits from the Art Fair Committee/Special Events Office:

Biddle Avenue, Eureka to Chestnut Street  
 Oak Street, Van Alstyne to Third Street  
 Elm Street, Van Alstyne to Third Street  
 Maple Street, Van Alstyne to Third Street  
 Sycamore Street, Van Alstyne to Third Street  
 Eureka Road, Van Alstyne to Third Street  
 First Street, Oak to Maple

Further, this permission should extend only to those merchants who have been issued a permit. They are not authorized to sub-contract their space. Enforcement of this policy should be authorized by the Wyandotte Police Department under Ordinance 32-1.

2. Permission for the use of First Street from Oak to Maple Street for the display and sale of handmade craft items as authorized by the Wyandotte Street Art Fair Committee/Staff and the utilization the Parking Lot # 10 on First Street for their crafter parking.

3. Permission for a non-profit group/organization to have paid parking in parking lot # 11 from July 8 through July 11 funds from this lot are to return to the non-profit/organization with a small percentage to be donated to the Wyandotte Street Art Fair.

4. The Wyandotte Street Art Fair Committee request that outdoor sale and drinking of all alcoholic beverages be done by licensed vendors which have been authorized by the Art Fair Committee. Enforcement of this policy should be authorized by the Wyandotte Police Department under Ordinance 25-9. It is to be prohibited for any person to bring in their own alcoholic beverages at the Wyandotte Street Art Fair.

5. Permission to utilize the Chase Bank Building Parking Lot, area closest to Third Street, July 8 through July 11, as a parking lot for with a charge for the benefit of the Wyandotte Goodfellows and Old Time Ballplayers.

6. Permission to utilize the waterfront parking lot #1, grassy area, and adjacent between Elm and Oak, for entertainment and refreshment area.

7. Permission to utilize Biddle Avenue, from Eureka to Plum Street, to be utilized as a designated parking area, under the control of the Wyandotte Boat Club, subject to approval and coordination of the Department of Legal Affairs, Engineering Dept. and Police Department.

8. Permission to utilize Chestnut Street from Biddle to Second Street for a Downriver Council for the Arts (DCA) Indie Arts and Crafts Show from July 8 through the 11th 2015.

9. Permission to use 20 spaces in the city lot across from the DCA during the fair to be used for artist parking from July 10th through 11th 2015.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** None

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

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** TDrysdale

**LEGAL COUNSEL'S RECOMMENDATION:** N/A

**MAYOR'S RECOMMENDATION:**

**LIST OF ATTACHMENTS:** None

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 20, 2015 AGENDA ITEM #7B

ITEM: Special Event Applications – Wyandotte Business Association

PRESENTER: Heather A. Thiede, Special Events Coordinator

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

BACKGROUND: Below please find the requested date for streets/property the Wyandotte Business Association (WBA) would like to utilize for their May Third Friday and special event Saturday May 16th 2015. The WBA is asking permission for the following items:

May 15th and 16th 2015

- Permission to utilize city sidewalks/property
- Permission to close Sycamore Street at Biddle Avenue to Third Street (by 9am)
- Permission to utilize the south half of the Yack Arena Parking Lot starting on 9 am Friday, May 15th and all day Saturday May 16th.
- No parking signs to be placed in necessary areas prior to events
- Permission to utilize all of City Hall Parking Lot located at 3200 Biddle Avenue both Friday and Saturday

If there are any costs for any city staff/material/property for said event, the WBA will be responsible for those fees no later than 30 days after said event date. Any tents on the street or sidewalk must be weighted (no stakes are allowed to be used to anchor tents) to prevent collapse. Clean up before/during and after the event must be done by the WBA. This means any glass, spills; broken items will need to be cleaned during the event. The WBA must add the City of Wyandotte as additional insured to their insurance policy and sign a hold harmless agreement. Any requests made after this letter is reviewed and approved will be evaluated by the Special Events Coordinator and necessary Department Heads for approval/denial (Please see the attached applications).

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: It is requested the City Council concur with the support of the Special Event Coordinator, Police Chief, Recreation Superintendent, Fire Chief and Department of Public Service Superintendent and support the use of city streets, sidewalks and property for their events held:

BUDGET IMPLICATIONS &amp; ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: The resolutions and all necessary documents will be forwarded to the Chief of Police, Department of Public Service, Recreation, Fire Department and Special Event Coordinator.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS

Information sheet

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 20, 2015 AGENDA ITEM #7C

ITEM: Wyandotte Street Art Fair Stage/Sound/Light Rental/Performances

PRESENTER: Heather A. Thiede, Special Event Coordinator

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

BACKGROUND: Herewith, please find the beverage area stage rental agreement and two entertainment performances assembled and recommended by my office for the 2015 Wyandotte Street Art Fair. The Wyandotte Street Art Fair Committee and I have confidence that Embarco will provide us with quality services and are endorsing their contract for the 2015 WSAF. Please see the below breakdown of services:

Stage/Sound/Light - \$8,000

Speed Painter - \$500

Pistons Drumline - \$750

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 contract.

BUDGET IMPLICATIONS &amp; ACCOUNT NUMBER:

285.225.925.730.860 WSAF Expense Account \$9,250.00

IMPLEMENTATION PLAN: Contracts to be signed by Mayor Joseph R. Peterson and 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: JRP

LIST OF ATTACHMENTS

Stage/Light/Sound Rental Agreement

## CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION

MEETING DATE: April 20, 2015 AGENDA ITEM #8

ITEM: Purchase Additional 96 Gallon Toters

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: The City offers residents to rent 96 gallon toters for \$48 for a two (2) year term. The Department of Public Service (DPS) desires to purchase an additional 144 toters from Cascade Engineering of Grand Rapids, Michigan to meet this demand. Cascade Engineering has supplied the previous carts to the City. The cost of \$6,730.56 (144 x \$46.74) to purchase these toters will be funded from the Solid Waste Fund. These carts will be black with the City of Wyandotte logo stamped on the container.

STRATEGIC PLAN/GOALS: The City is committed to creating fiscal stability, streamlining government operations; make government more accountable and transparent to its citizens and making openness, ethics and customer service the cornerstones of our City government.

ACTION REQUESTED: Approve the DPS to purchase 144- ninety-six gallon carts at a cost of \$6,730.56 from Cascade Engineering.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 290-448-850-770-540

IMPLEMENTATION PLAN: Place order with Cascade Engineering of Grand Rapids, Michigan

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS: None

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: April 20, 2015 AGENDA ITEM #9

ITEM: Sale of the former 1726 3rd Street (30' x 100')

PRESENTER: Mark A. Kowalewski, City Engineer

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: This property was purchased with TWA Area Funds. Recommendation is to sell this property to the adjacent property owner at 1720 3rd Street, Jerry Chamberlain, for the amount of \$1,500.00 which is based on \$50 per front footage price. The combination of the two (2) parcels will result in one (1) parcel measuring 60' x 100'.

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:

LEGAL COUNSEL'S RECOMMENDATION: WLook (reviewed contract)

MAYOR'S RECOMMENDATION: ok jrp

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: April 20, 2015 AGENDA ITEM #10

ITEM: Rezoning of the property known as 633-639 Ford Avenue, Wyandotte

PRESENTER: Elizabeth A. Krimmel, Chairperson

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: VFW Post 1136, 633-639 Ford Avenue, Wyandotte, Owners, requested the rezoning of the property at 633-639 Ford Avenue from Neighborhood Business District (B-1) to General Business District (B-2). This requested was referred to the Planning Commission to hold the required public hearing.

The hearing was held on April 16, 2015, and the Commission Resolution was to recommend to City Council to approve this request.

STRATEGIC PLAN/GOALS: The City is committed to enhancing the community's quality of life by, fostering the revitalization and preservation of older areas of the City as well as developing, redeveloping new areas, 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, promoting the finest in design, amenities and associated infra-structure improvements in all new developments

ACTION REQUESTED: Concur with recommendation of the Planning Commission.

BUDGET IMPLICATIONS ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: n/a

COMMISSION RECOMMENDATION: February 19, 2015

CITY ADMINISTRATOR'S RECOMMENDATION:

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION:

LIST OF ATTACHMENTS: Resolution and Minutes of the Planning Commission

REPORTS AND MINUTES:

Daily Cash Receipts	April 15, 2015	\$224,537.22
Daily Cash Receipts	April 16, 2015	\$ 966.00
Beautification Commission	April 8, 2015	
Downtown Development	March 10, 2015	

CITIZENS PARTICIPATION

None

RECESSRECONVENINGROLL CALL

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

Absent: None

RESOLUTIONS

Wyandotte, Michigan April 20, 2015

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 without objection.

I move the adoption of the foregoing resolution.  
MOTION by Councilperson Sheri M. Fricke  
Supported by Councilperson Ted Miciura Jr.  
ROLL ATTACHED

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council hereby grants permission to the VFW Post 1136 to sell poppies in the City of Wyandotte at various locations on May 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup>, 2015 to raise the necessary funds to continue their work to assist needy veterans.

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

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication from Judith Maiga and Michael Izzo, 128 Cedar, Wyandotte regarding the request for a City Ordinance relative to allowing safe and reasonable access to property when home improvements are necessary on a homeowners property is hereby referred to the City Engineer and Department of Legal Affairs for a review and report back in three weeks. (May 11, 2015).

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

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communications from Mr. and Mrs. Martin and the City Engineer regarding the sale of 17.5 feet of the former 638 Kings Highway are hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for said sale and hereby refers said request to the City Engineer and Department of Legal Affairs to prepare the proper Purchase Agreement to sell the 17.5 feet to the Martins of 644 Kings Hwy, Wyandotte.

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

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that WHEREAS the request from Ken Rutkowski, 210 Riverside Drive, Wyandotte to pave the alley adjacent to his residence was hereby reviewed by the City Engineer and Department of Public Service and WHEREAS Mr. Rutkowski has agreed to replace the concrete at his own expense should the sewer in said alley need repair in the future; Council therefore GRANTS permission for him to pave the alley provided a Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that WHEREAS, The City of Wyandotte strives to be actively involved in revitalizing our community through economic development ; and WHEREAS, The City of Wyandotte includes within its boundaries properties that present opportunities for redevelopment; and WHEREAS, Development and refinement of Best Practices and strategies for redevelopment are of benefit to the economic vitality of the community and in accordance with the City of Wyandotte's and the Downtown Development Authority's Adopted Strategic Plans; and WHEREAS, The City of Wyandotte has been selected for participation in the Redevelopment Ready Communities certification program of the Michigan Economic Development Corporation (MEDC) ; and WHEREAS, The Redevelopment Ready Communities certification program includes entry into a Memorandum of Understanding between a Community and the Michigan Economic Development Corporation (MEDC) toward an evaluation and assessment of current redevelopment processes and recommends strategies for implementation of Best Practices. NOW, THEREFORE, BE IT RESOLVED, that the City of Wyandotte is interested in securing certification from the MEDC under the Redevelopment Ready Communities Program ("Program") as a Redevelopment Ready Community ("RRC") and to receive assistance from the Program in promoting sites within the Community. BE IT FURTHER RESOLVED that, in furtherance of its participation in the certification program, the City of Wyandotte City Council hereby approves the City's participation in the MEDC's Redevelopment Ready Certification program.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

Peterson

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication from the Downtown Development Authority Director relative to Restaurant Week in Wyandotte from April 20th through April 25th, 2015 is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Mayor and Council hereby APPROVE Restaurant Week in the City of Wyandotte and encourages all citizens to take part in same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council CONCURS with the Downtown Development Authority and hereby GRANTS permission to Girl Scout Troop 40101 to place a Free Little Library kiosk on the Farmers Market site at the southeast corner of Elm and Firsts Streets provided the proper Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs. AND BE IT FURTHER RESOLVED that the Girl Scout Troop 40101 shall accept full responsibility for the maintenance of the "Free Little Library" kiosk in a timely manner.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication from the Special Event Coordinator regarding the 54th Annual Wyandotte Street Art Fair to be held on July 8th through July 11th, 2015 is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council APPROVES said Fair including all road closures including Biddle Avenue from Chestnut Street to Eureka and various items outlined in said communication. AND BE IT FURTHER RESOLVED that the Department of Public Service is directed to provide assistance during said event and that the Chief of Police is hereby designated and authorized to sign said street closing permit documents on behalf of the City of Wyandotte and further that the City of Wyandotte hereby holds harmless the County of Wayne for the closure of said street with responsibilities for all damage claims that may arise from said street closing to be assumed by the City of Wyandotte and further that a copy be forwarded to the Wyandotte Fire and Police Departments.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication from the Special Event Coordinator regarding the events sponsored by the Wyandotte Business Association on May 15th and May 16, 2015 is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council GRANTS permission for the use of city sidewalks, streets and property for said events as outlined in said communication. AND FURTHER said communication be forwarded to the Police Chief, Recreation Superintendent, Fire Chief and Superintendent of Public Service for coordination of same.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication from the Special Event Coordinator regarding the stage/sound and light rental/entertainment performances is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council hereby APPROVES the contract between the City and Embarco for the 2015 Wyandotte Street Art Fair in the amount of \$9,250.00 to be paid from the Wyandotte Street Art Fair account # 285.225.925.730.860. AND BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said 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 Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer to purchase 144-ninety-six gallon Carts from Cascade Engineering of Grand Rapids, Michigan in the amount of \$6,730.56 from account # 290-448-850-770-540; each cart to be black with the City of Wyandotte's logo, imprinted serial numbers and include a standard ten (10) year warranty.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that Council APPROVES the Purchase Agreement to sell the former 1726-3rd Street to the adjacent property owner at 1720-3rd Street; Jerry Chamberlain, for \$1,500.00. AND BE IT FURTHER RESOLVED that the Department of Legal Affairs is hereby directed to prepare the necessary documents and the Mayor and City Clerk are hereby authorized to sign said purchase agreement.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the communication from the Planning Commission regarding the rezoning of the property known as 633-639 Ford Avenue, Wyandotte is hereby received and placed on file; AND NOW THEREFORE, BE IT RESOLVED that Council CONCURS with the recommendation of the Planning Commission and hereby APPROVES the requested rezoning application for the property at 633-639 Ford Avenue, Wyandotte, Michigan from B-1 Neighborhood business District to B-2 General Business District. AND BE IT FURTHER RESOLVE that said rezoning be referred to the Department of Legal Affairs to prepare the property ordinance change.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

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

NAYS: None

Wyandotte, Michigan April 20, 2015

RESOLUTION by Councilperson Sheri M. Fricke

RESOLVED by the City Council that the total bills and accounts in the amount of \$3,169,986.50 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 Ted Miciura Jr.

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

NAYS: None

ADJOURNMENT

MOTION by Councilperson Sheri M. Fricke

Supported by Councilperson Ted Miciura Jr.

That we adjourn.

Carried unanimously

Adjourned at 8:41 PM

April 20, 2015

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William R. Griggs, City Clerk