

AGENDA
REGULAR SESSION
MONDAY, OCTOBER 5, 2015 7: 00 PM
PRESIDING: THE HONORABLE MAYOR JOSEPH R. PETERSON
CHAIRPERSON OF THE EVENING: THE HONORABLE LEONARD T. SABUDA

ROLL CALL

COMMUNICATIONS MISCELLANEOUS

1. Knights of Columbus – MDA Tootsie Roll Drive

PERSONS IN THE AUDIENCE

NEW BUSINESS (ELECTED OFFICIALS)

COMMUNICATION FROM CITY AND OTHE OFFICIALS

2. Award bid of Burns Residence Exterior Painting

3. Approve leaf collection schedule for 2015

CITIZENS PARTICIPATION

HEARINGS

SHOW CAUSE HEARING
OPPORTUNITY TO SHOW CAUSE
WHY THE STRUCTURE AT 2136 BAUMEY SHOULD NOT BE REMOVED
IN ACCORDANCE WITH THE CITY'S PROPERTY MAINTENANCE ORDINANCE
HEARING NOT REQUIRED – BUILDING HAS BEEN DEMOLISHED BY OWNER

SHOW CAUSE HEARING
OPPORTUNITY TO SHOW CAUSE
WHY THE STRUCTURE AT 2032 3rd STREET SHOULD NOT BE REMOVED
IN ACCORDANCE WITH THE CITY'S PROPERTY MAINTENANCE ORDINANCE

REPORTS & MINUTES

Daily Cash Receipts

September 30, 2015

CITY OF WYANDOTTE
REGULAR CITY COUNCIL MEETING

A Regular Session of the Wyandotte City Council was held in Council Chambers, on Monday, September 28, 2015, and was called to order at 7:00pm, Honorable Joseph R. Peterson presiding.

The meeting began with the Pledge of Allegiance, followed by roll call.

Present: Councilpersons Fricke, Galeski, Miciura, Sabuda, Schultz and VanBoxell

Absent: None

Also Present: Joseph R. Peterson, Mayor; Todd Browning, City Treasurer; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence Stec, City Clerk. Thomas Woodruff, City Assessor, was excused from the meeting.

PRESENTATION - Larie Stewart of Belicoso presented a check to Dr. David Wolf and Susan LaCroix, RN, of HFWH Safe Sleep Program in the amount of \$2400.00.

COMMUNICATIONS MISCELLANEOUS: None

PERSONS IN THE AUDIENCE: None

NEW BUSINESS (ELECTED OFFICIALS)

COMMUNICATIONS FROM CITY AND OTHER OFFICIALS

AGENDA ITEM #1

Communication from Deputy Treasurer/Assistant Finance Director, Robert J. Szczochowski, requesting approval of the recommendations for 2015 Fiscal Year Budget Amendments

AGENDA ITEM #2

Communication from Police Chief, Daniel Grant, requesting establishment and approval of Halloween "Trick or Treat" hours from 5:30 P.M. to 7:30 P.M. on Saturday, October 31, 2015

AGENDA ITEM #3

Communication from City Engineer, Mark Kowalewski, regarding the setting of a public hearing for vacating and abolishing the public alley adjacent to Lot 86, Hudson's Subdivision

AGENDA ITEM #4

Communication from City Engineer, Mark Kowalewski, requesting the adoption of a resolution to set a public Show Cause Hearing in regards to the property at 2250 7th Street

AGENDA ITEM #5

Communication from City Engineer, Mark Kowalewski, requesting that the budget amendment required for the facilitation of repairs to the alley behind Wilson Middle School be prepared by the City Administrator

AGENDA ITEM #6

Communication from City Engineer, Mark Kowalewski, requesting approval of the purchase from Bell Equipment of one Leaf Vac and one Truck Box for the Department of Public Service

AGENDA ITEM #7

Communication from City Engineer, Mark Kowalewski, requesting that Council concur with the recommendation to purchase the property at 705 Plum, with City Attorney to prepare and sign closing documents and Mayor and City Clerk to execute Purchase Agreement

AGENDA ITEM #8

Communication from City Engineer, Mark Kowalewski, requesting that Council concur with the recommendation to purchase 144 - Ninety-Six gallon carts from Cascade Engineering

AGENDA ITEM #9

Communication from Special Event Coordinator, Heather Thiede, requesting that the Council concur with the recommendation for the 2015 Holiday Lighting Contract with Grosse Ile Lawn Sprinkler, Inc.

AGENDA ITEM #10A

Communication from Special Event Coordinator, Heather Thiede, regarding approval for road closures and city property use in relation to the City of Wyandotte Holiday Parade and Tree Lighting

AGENDA ITEM #10B

Communication from Special Event Coordinator, Heather Thiede, regarding the RHS Downriver Fanfare event on October 6, 2015

REPORTS AND MINUTES

Daily Cash Receipts	September 18, 2015 & September 24, 2015
Wyandotte Recreation Commission	September 8, 2015
Design Review Committee	September 22, 2015

CITIZEN PARTICIPATION:

John Karas of 2614 12th Street (Home)/1134 Oak (Business) regarding the placement of dumpsters near his home

RECESS**RECONVENE****ROLL CALL**

Present: Councilpersons Galeski, Miciura, Sabuda, Schultz and VanBoxell

Absent: Councilwoman Fricke

Also Present: Joseph R. Peterson, Mayor; Thomas Woodruff, City Assessor; Todd Browning, City Treasurer; William Look, City Attorney; Mark Kowalewski, City Engineer; and Lawrence S. Stec, City Clerk. Thomas Woodruff, City Assessor, was excused from the meeting.

HEARINGS: None**FIRST READING OF ORDINANCES:** None**FINAL READING OF ORDINANCES:** None**RESOLUTIONS**

By Councilperson Miciura, supported by Councilperson Fricke
RESOLVED that the minutes of the meeting held under the date of September 21, 2015, be APPROVED as recorded without objection.
Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke
RESOLVED that Council hereby concurs in the recommendations of the Deputy Treasurer/Assistant Finance Director and approves the necessary 2015 Fiscal Year Budget amendments as outlined in the attached communication. Contents available upon request.
Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke
RESOLVED by the Mayor and Council approve the Halloween "Trick or Treat" hours for Saturday, October 31, 2015 from 5:30 p.m. to 7:30 p.m.
AND BE IT FURTHER RESOLVED that the Trick or Treat Safety Tips be forwarded to Cable for airing upon approval.
Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke
RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYANDOTTE that it is a necessary public improvement for the health, welfare, comfort and safety of the People of the City of Wyandotte, and is deemed advisable to vacate the following land as a public alley in the City of Wyandotte, Wayne County, Michigan, more particularly described as:
The 31.14 feet of the eighteen (18) foot wide public alley north and adjacent to Lot 86, Hudson's Subdivision, as recorded in Liber 22, Page 23 of Plats, Wayne County Records.
RESOLVED FURTHER, that this Council will meet on Monday, October 19, 2015, at 7:00 p.m., in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, in said City, to hear objections to the proposed vacation of said described land as a public alley. (cont.)

RESOLVED FURTHER, that the City Clerk shall give notice of such meeting, with a copy of this Resolution, in a newspaper published and circulating in said City, in accordance with the provisions of the City Charter.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

RESOLVED by the City Council that whereas a show cause hearing has been held in the Office of the Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on July 1, 2015, and whereas the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 2250 7th Street has not had all property maintenance repairs made or has been demolished in accordance with the City's Property Maintenance Ordinance, and whereas the Hearing Officer has filed a report of his findings with this Council; AND

NOW, THEREFORE BE IT RESOLVED, that this Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on **October 12, 2015** at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 2250 7th Street; AND

BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provisions of Section PM-107.4 of the Property Maintenance Ordinance.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

RESOLVED that Council hereby concurs in the recommendation of the City Engineer regarding the repairs necessary to the alley behind Wilson Middle School; AND

FURTHER RESOLVED THAT Council directs the City Administrator to prepare the necessary budget amendment to the 2015-2016 Budget fund balance to account 249-450-825-462 (\$14,604.00).

Motion carried.

NAY: Councilperson Sabuda

By Councilperson Miciura, supported by Councilperson Fricke

BE IT RESOLVED that Council approves purchases from Bell Equipment, Lake Orion, Michigan to purchase one (1) leaf vac and one (1) truck box in the amount of \$33,283.00 from account no. 290-448-850-540 - 2015-2016 budget.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

RESOLVED that Council concurs with the recommendation of the City Engineer to acquire the property at 705 Plum in the amount of \$23,000.00 to be appropriated from TIFA Area Fund account no. 492-200-850-519; 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. The estimated cost of demolition is \$6,000.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

BE IT RESOLVED 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 no. 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.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

BE IT RESOLVED that the Council concurs with the Special Event Coordinator to APPROVE the contract for Grosse Ile Lawn and Sprinkler for the 2015 Christmas event season. Funds to be paid from the Special Events Misc. in the amount of \$1638.00, and DDA Expense Account in the amount of \$30,000.00.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby directed to execute said contract on behalf of the City of Wyandotte.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

BE IT RESOLVED that Council hereby APPROVES the request of the Special Event coordinator to CLOSE Biddle Avenue from Ford Avenue to Plum Street on Saturday, November 21, 2015; traffic to be rerouted northbound to Third Street and to Ford Avenue and Southbound on Fourth Street from Ford Avenue AND

BE IT FURTHER RESOLVED that Council grants permission for the use of the grassy area near City Hall and CLOSE Sycamore St. from Biddle to Coastal Thai for the Tree Lighting ceremony on Friday, November 20, 2015. AND

BE IT FURTHER RESOLVED that the Chief of Police is directed to apply to the Wayne County Office of Public Service for a road closing permit and further is hereby authorized and directed to sign said permit on behalf of the City of Wyandotte and the Fire Department is hereby notified to reroute emergency vehicles.

FURTHER, the City of Wyandotte assumes responsibility for all damage claims which may arise from the road closing.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

RESOLVED Council that Council concurs with the recommendation of the Special Events Coordinator relative to the request of the Roosevelt High School to hold their Downriver Fanfare event on October 6, 2015 from 4:00 p.m. to 10:00 p.m. and APPROVES the following requests:

1. Permission to close Maple Street between 5th and 7th Streets
2. Permission to close 5th Street from Eureka to Maple
3. Permission to close the alley behind the Auto Shop
4. Permission to utilize the Chase Bank parking lot located next to the Yack Arena for overflow parking.

AND BE IT FURTHER RESOLVED that this event has been reviewed and approved by Police, Fire, the Superintendent of Recreation, and Superintendent of DPS.

AND FURTHER that a Hold Harmless Agreement be executed as prepared by the Department of Legal Affairs.

Motion unanimously carried.

By Councilperson Sabuda, supported by Councilperson Fricke

RESOLVED that the City Administrator requests a closed session for an employee evaluation and to consider discipline of an employee who has requested the hearing be closed. This is in accordance with Section 15.268a of PA 267 of 1976.

THEREFORE, BE IT RESOLVED that this Body will meet in closed session immediately following the regularly scheduled Council meeting for the above-stated purpose only.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

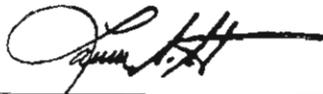
RESOLVED that the total bills and accounts of \$928,984.99 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

Motion unanimously carried.

By Councilperson Miciura, supported by Councilperson Fricke

RESOLVED, that this regular meeting of the Wyandotte City Council be adjourned at 8:55 p.m.

Motion unanimously carried.



Lawrence S. Stec, City Clerk

9/29/2015

tootsie roll - dk47koda@gmail.com - Gmail

September 29, 2015



Mayor & City Council members
3200 Biddle Ave.
Wyandotte, Michigan 48192

Dear Mayor and Council Members:

We are requesting to solicit on the corner of Eureka and Biddle
on Friday October 9, 2015 and Saturday October 10, 2015
from 12:00 noon to 6:00 p.m.

The funds shall be collected for the MDA ,Tootsie Roll Drive,that we hold each year.

Sincerely yours,

David Kowalsky, Grand Knight
Knights of Columbus
Council # 13607

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 5th, 2015

AGENDA ITEM #

2

ITEM: File #4627 – Exterior Painting for the Historical Burns House (Re-Bid)

PRESENTER: Jody Egen, Director of Museums & Cultural Affairs; Mark A. Kowalewski, City Engineer

Jody Egen 9/30/15

Mark Kowalewski 9-30-15

INDIVIDUALS IN ATTENDANCE: Jody Egen, Director of Museums & Cultural Affairs;
Mark A. Kowalewski, City Engineer

BACKGROUND: The painting of the Burns Home was bid June 9th, 2014 and July 13, 2015 (enclosed); The bids were rejected because they exceeded the budget. The following items were eliminated from the painting of the Burns home: painting of doors, painting of front & rear porches and painting of overhangs. Also, the performance bond and payment bond were removed as a requirement. Insurance requirements were reduced from \$5 million umbrella to \$2 million umbrella. On September 4th, 2015, bids were again obtained for the painting, attached are the results.

STRATEGIC PLAN/GOALS: We are committed to historic preservation and legacy initiatives as they are a critical element to the future of the city by establishing a long-term vision and strategy for preservation planning.

ACTION REQUESTED: Approve award of contract to Perfection Plus Painting in the amount of \$16,000.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: 101.000.257.250.071

IMPLEMENTATION PLAN: Sign contract and begin work.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION: *SDuydal*

LEGAL COUNSEL'S RECOMMENDATION: n/a

MAYOR'S RECOMMENDATION: *LS/ge*

LIST OF ATTACHMENTS: Bid Summary

Burns House Re-Bid Sept. 4TH, 2015

Item	Bidder	Doors (NIC)	Front and Rear Porches (NIC)	Exterior Siding (NO) Overhangs	Lumber	Total Bid
1	Cross Renovation Inc., Garden City, Mi.	-	-	\$29,550.00		\$29,950.00
2	Perfection Plus Painting, Brownstown, Mi.	-	-	\$16,000.00		\$16,000.00

Burns House Re-Bid July 13th, 2015

Item	Bidder	Doors	Front and Rear Porches	Exterior Siding with Overhangs	Lumber	Total Bid
1	Cross Renovation Inc., Garden City, Mi.	\$2,250.00	\$3,000.00	\$33,000.00	\$3,100.00	\$41,350.00
2	Perfection Plus Painting, Brownstown, Mi.	\$2,140.00	\$850.00	\$40,970.00	\$1,040.00	\$45,000.00

Burns House Original Bid June 9th, 2014

Item	Bidder	Doors (NIC)	Front and Rear Porches (NIC)	Exterior Siding (NO) Overhangs	Lumber	Total Bid
1	Perfection Plus Painting, Brownstown, Mi.	-	-	\$30,000.00	\$2,200.00	\$32,200.00
2	Hermes Painting Company, Troy, Mi.	-	-	\$28,000.00	\$6,250.00	\$34,250.00

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan

Date: October 5th, 2015

RESOLUTION by Councilman _____

BE IT RESOLVED by the City Council that Council Concurs with the Wyandotte City Engineer in the following resolution;

To award the painting of the Burns Residence to Perfection Plus Painting, Brownstown, Mi. in the amount of \$16,000, from account # 101.000.257.250.071

I move the adoption of the foregoing resolution.

MOTION by Councilmen _____

Supported by Councilman _____

YEAS

COUNCIL

NAYS

Fricke
Galeski
Miciura, Jr.
Sabuda
Schultz
VanBoxell

CITY OF WYANDOTTE
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 5, 2015

AGENDA ITEM # 3

ITEM: Leaf Collection Schedule for 2015

PRESENTER: Mark A. Kowalewski, City Engineer

Mark Kowalewski 9-30-15

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, City Engineer

BACKGROUND: Attached is the 2015 Leaf Collection Schedule for the City. All leaves should be at the curb the Monday of each week indicated. We are requesting residents avoid parking on the street during their weeks of leaf collection. We also request residents DO NOT place any corn stalks, pumpkins or garden debris in the street during leaf collection. Those items can be recycled at the Drop-Off Recycling Center.

Further, leaves can be dropped-off at the Recycling Center. The Recycling Drop-off Center hours are Monday thru Friday 8:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 4:00 p.m., Sunday 12:00 p.m. to 4:00 p.m. Closed Holidays. There will be extended hours during the month of November with the Recycling Center remaining open until 6:00 p.m. on Saturday and open on Sunday at 10:00 a.m. and close at 4:00 p.m.

STRATEGIC PLAN/GOALS: The City is committed to protect and manage our natural resources vigorously by managing our natural resources, river and creeks, wildlife, and parks wisely. They are precious to us and by careful stewardship they may be enjoyed by future generations

ACTION REQUESTED: Adopt Resolution to concur with schedule.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: n/a

IMPLEMENTATION PLAN: Post notice on City's website and in News Herald.

COMMISSION RECOMMENDATION: n/a

CITY ADMINISTRATOR'S RECOMMENDATION:

Dupdal

LEGAL COUNSEL'S RECOMMENDATION: n/a

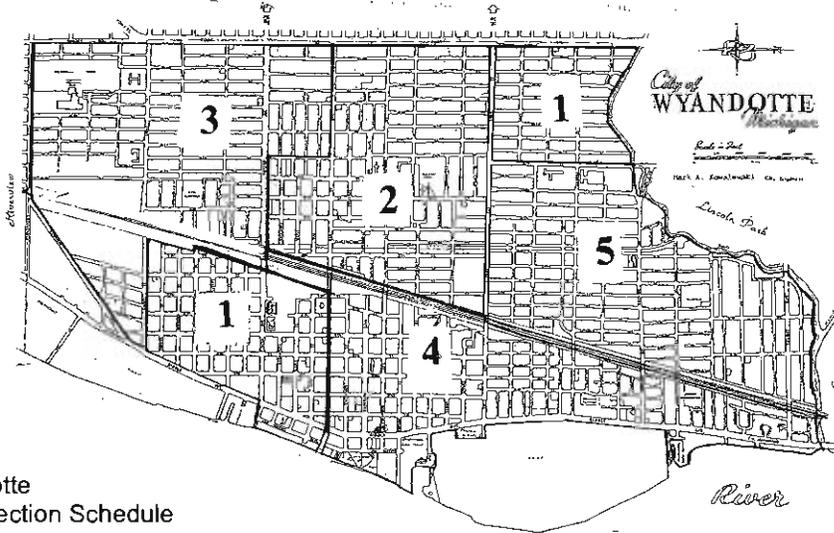
MAYOR'S RECOMMENDATION:

LS/GS

LIST OF ATTACHMENTS: 2015 Leaf Collection Schedule

**CITY OF WYANDOTTE
2015 LEAF COLLECTION SCHEDULE**

<u>WEEKS</u>	<u>AREA</u>
October 26 – 30, 2015	4 North Side Oak Street to North Drive, Railroad to Detroit River
November 2 - 7, 2015	5 North side of Ford Avenue to North Drive, Railroad to East side of 15 th Street
November 9 – 13, 2015	1 West side of 15 th Street to Fort Street; Goddard to north side of Ford Avenue; South side of Oak Street to North side of Grove; Detroit River to the Railroad
November 16 - 20, 2015	2 South side of Ford Avenue to North side of Eureka, Railroad to 15 th Street; South side of Ford Avenue to north side of Oak 15 th Street to Fort Street
November 23 – 27, 2015	3 Pennsylvania to South Side of Eureka, Railroad to 15 th Street; South side of Oak Street to Pennsylvania, 15 th Street to Fort Street; South side of Grove to Central, Biddle Avenue to Railroad



City of Wyandotte
2015 Leaf Collection Schedule

The above schedule for leaf collection begins on October 26, 2015. Check the map for the pickup in your area. Pickup will be during the weeks shown above, but leaves should be at the curb on each Monday's date. No grass clippings, branches, tree trimming, etc., are to be placed in the street. If these items are mixed in with the leaves, neither they nor the leaves will be picked up until the resident removes the undesirable materials. These materials will damage the vacuums. Should the resident not remove the undesirable material, the resident may be issued a violation of City ordinance and possibly incur a fine.

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

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

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

Recycling Center Hours:

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

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

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

Extended hours during the month of November, 2015 –Saturday until 6:00 p.m. and Sunday 10:00 a.m. to 4:00 p.m.

MODEL RESOLUTION:

RESOLUTION

Wyandotte, Michigan
Date: October 5, 2015

RESOLUTION by Councilperson _____

RESOLVED BY THE MAYOR AND COUNCIL that the communication from the City Engineer regarding Leaf Collection Service in the City of Wyandotte is hereby received and placed on file; AND

BE IT FURTHER RESOLVED that Council authorizes the City Clerk to publish said scheduled in the Wyandotte New Herald; AND

BE IT FURTHER RESOLVED that the City requests residents to avoid parking on the streets during their weeks of leaf collection.

I move the adoption of the foregoing resolution.

MOTION by Councilperson _____

Supported by Councilperson _____

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

HEARINGS

SHOW CAUSE HEARING

OPPORTUNITY TO SHOW CAUSE

WHY THE STRUCTURE AT 2136 BAUMEY SHOULD NOT BE REMOVED
IN ACCORDANCE WITH THE CITY'S PROPERTY MAINTENANCE ORDINANCE
HEARING NOT REQUIRED – BUILDING HAS BEEN DEMOLISHED BY OWNER

SHOW CAUSE HEARING

OPPORTUNITY TO SHOW CAUSE

WHY THE STRUCTURE AT 2032 3rd STREET SHOULD NOT BE REMOVED
IN ACCORDANCE WITH THE CITY'S PROPERTY MAINTENANCE ORDINANCE

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

June 22, 2015

CERTIFIED MAIL
FIRST CLASS MAIL

To Interested Parties (list attached)

RE: 2032 – 3rd Street

Please find enclosed a copy of the minutes from the June 17, 2015, Show Cause Hearing regarding the above described address.

Please note that the property maintenance repairs must be made, or the dwelling demolished, by August 17, 2015, or the matter will be referred to the Wyandotte City Council for demolition.

If you have any questions regarding this matter, please contact the undersigned.

Very truly yours,

Gregory J. Mayhew
Assistant City Engineer

Enclosure: June 17, 2015, Show Cause Hearing minutes.

PRESENT: Mark A. Kowalewski, City Engineer
Lou Parker, Hearing Officer
Greg Mayhew, Assistant City Engineer
Peggy Green, Secretary

The Hearing was called to order at 8:30 a.m. by Greg Mayhew, Assistant City Engineer. The owner or representative did not appear at the hearing.

Mr. Mayhew stated that the house is vacant and it was brought to the Engineering Departments attention by the Police Department.

Mr. Parker commented that the only thing he sees done from the property maintenance checklist is that there is now a storm door on the front.

Mr. Mayhew went over the property maintenance violations (list is attached). Mr. Mayhew added that the City has cut the grass and abated the accumulation and there has not been any utilities since May 21, 2013.

Mr. Parker asked if any of the mailings had been signed for. Mr. Mayhew replied yes, only the Wayne County Treasurer and Chase Bank, all other mailings were returned and no one replied. Mr. Mayhew continued that the mailing list was developed from tax records, utility records, and title search.

Mr. Mayhew further stated that a complaint had been received about someone living in the house. It was posted as unsafe and unsanitary due to lack of water and electric utilities. Later, he drove by and there was a car in the driveway and the door was open. The police were called. The gentleman stated that the owner of the property was his girlfriend (Jacqueline). Mr. Mayhew stated that they (he and the police) were invited in. The interior was disarray, there was an accumulation of debris, holes in the wall, and needing painting and cleaning. Mr. Mayhew added that the police made the gentleman leave.

Mr. Parker asked again about the response from the letters. Mr. Mayhew stated that they came back undeliverable except the two mentioned.

Mr. Parker asked if the property was delinquent in taxes. Mr. Mayhew replied yes.

Mr. Kowalewski asked how a letter was sent to Richard Uszynski. Mr. Mayhew replied that the utility bill was in that name.

Mr. Parker stated that the property maintenance repairs be made or the dwelling demolished by August 17, 2015, or the property will be referred to City Council for demolition

Attachment – Property Maintenance Checklist.
Cc: Interested Parties

**The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST**

The following code calls were taken from City of Wyandotte Property Maintenance Code (PMC) and Code of Ordinances (CO) and Zoning Ordinance (ZO)

2012

9/5/14 VIOLATIONS NOT CORRECTED BY ASM

Location	Approved	Description	Code Calls
Exterior	<input checked="" type="checkbox"/>	1. Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	<input type="checkbox"/>	2. Siding requires replace/repair/paint/permit required	PM 304.2/304.6
	<input checked="" type="checkbox"/>	3. Windows require repair/replace/paint/screens/reglaze/replace glass/Storms/ permit required	PM 304.14/304.15
	<input checked="" type="checkbox"/>	4. Doors require repair/replace/paint/screen/jamb: Front/Side/Rear	PM 304.16
	<input type="checkbox"/>	5. Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
	<input type="checkbox"/>	6. Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
	<input checked="" type="checkbox"/>	7. Roof requires repair/replace/ permit required	PM 304.7
	<input type="checkbox"/>	8. Snow covered-inspection could not be made *	
	<input checked="" type="checkbox"/>	9. Front porch requires repair/replace/paint/handrail/guardrail/stairs/Tuckpoint/permit required	PM 304.10/PM 304.11
	<input type="checkbox"/>	10. Rear porch requires repair/replace/paint/handrail/guardrail/stairs/Tuckpoint/permit required	PM 304.10/PM 304.11
	<input type="checkbox"/>	11. Brick walls require tuckpoint	
	<input type="checkbox"/>	12. Awnings shall be maintained/painted/repared	PM 304.1/304.4/304.6
	<input type="checkbox"/>	13. Remove double keyed deadbolt on door: Front/Side/Rear	PM 304.9
	<input checked="" type="checkbox"/>	14. Disconnect roof downspouts on house - extend minimum of 5 feet	PM 702.11
	<input type="checkbox"/>	15. Address Required	CO-38.1
	<input type="checkbox"/>	16. Pool; permit # _____, date approved _____, other _____	PM 304.3
Garage or Shed	<input type="checkbox"/>	17. Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
	<input type="checkbox"/>	18. Roof requires repair/replace/permit required	PM 304.7
	<input type="checkbox"/>	19. Snow covered-inspection could not be made *	
	<input type="checkbox"/>	20. Window requires repair/replace/paint/reglaze/permit required	PM 304.14 PM 304.15
	<input type="checkbox"/>	21. Service/overhead door requires repair/replace/paint	PM 304.16 PM 304.2
	<input type="checkbox"/>	22. Garage/shed requires ratwall/proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	<input type="checkbox"/>	23. Floor requires repair	PM 303.3/303.7
	<input type="checkbox"/>	24. _____	
Premises	<input checked="" type="checkbox"/>	25. Required to be free from rubbish or garbage	MISC DEBRIS, JUNK AND YARD WASTE
	<input type="checkbox"/>	26. Requires approved rubbish containers	PM 306.1
	<input type="checkbox"/>	27. Requires positive lot drainage	PM 306.2
	<input type="checkbox"/>	28. Requires insect and rat control	PM 303.2
	<input type="checkbox"/>	29. Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.5 PM 307.1
	<input type="checkbox"/>	30. Replace City sidewalk _____ squares/snow covered*/permit required	PM 303.3
	<input type="checkbox"/>	31. Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	PM 303.3
	<input type="checkbox"/>	32. Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	<input checked="" type="checkbox"/>	33. Requires prevention of weeds	TALL GRASS AND OVERGROWTH ON FENCE ALONG ALLEYS.
	<input type="checkbox"/>	34. Wood storage - 18" off ground	PM 303.4
	<input checked="" type="checkbox"/>	35. Fence requires removal/replace/repair	CO 14.9
	<input type="checkbox"/>	36. FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	PM 303.7

OTHER: _____

10/13/14 WEEDS, OVERGROWTH AND ACCUMULATION REMOVED BY DPS
 950 ASM #25 & #33

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

January 6, 2015

FINAL NOTICE

Ms. Jacqueline Uszynski
2032 3rd Street
Wyandotte, Michigan 48192

RE: Tax ID #57-012—04-0011-000
2032 3rd Street
Wyandotte, Michigan

Dear Ms. Uszynski;

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. Site inspections were performed May 23, 2014, September 5, 2014, October 13, 2014 and December 15, 2014, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist.

A check of the records at the Wyandotte Department of Municipal Services indicates that the electric and water utilities were terminated on May 21, 2013, indicating that the property has been vacant for over six (6) months.

Due to the lack of maintenance of the property at 2032 3rd Street as noted by the attached violations, and the lack of occupancy, the undersigned deems the dwelling to be unsafe and dangerous.

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.

3200 Biddle Avenue, Suite 200 • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4535 • email: engineering1@wyan.org



Equal Housing Opportunity/Equal Opportunity Employer



Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:

(i) A building or structure as to which the owner or agent does both of the following:

(a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.

(b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.

(ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

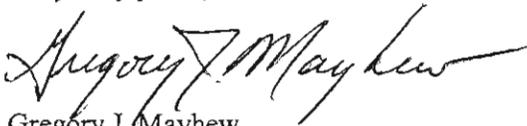
You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by May 5, 2015, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structure should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by May 5, 2015, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyan.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

ATTACHMENTS

Property Maintenance Checklist

Cc: Attached List of Interested Parties
Title Search Certificate
Address File
Time File: May 5, 2015

1ST CLASS MAIL
CERTIFIED MAIL

**The City Of Wyandotte
CODE REQUIREMENTS
PROPERTY MAINTENANCE CHECK LIST**

Address: 2032 3RD
 Occupancy: VACANT MAINTENANCE
 Permit Required Work Order # _____

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM) Zoning Ordinance (ZO) and Code of Ordinances (CO) **9/5/14 VIOLATIONS NOT CORRECTED ASM**

Location	Approved	Code Calls
Exterior	1. <input checked="" type="checkbox"/> 10/13/14	Foundation requires tuckpoint/paint PM 304.5 PM 304.6
	2. <input type="checkbox"/>	Siding requires replace /repair/paint/permit required PM 304.2/304.6
	3. <input checked="" type="checkbox"/>	Windows require repair/replace/paint/screens/reglaze/replace glass/Storms/ permit required PM 304.14/304.15
	4. <input checked="" type="checkbox"/>	Doors require repair/replace/paint/screen/jambos: <u>Front/Side/Rear</u> STORM PM 304.16
	5. <input type="checkbox"/>	Fascia, soffit, overhang requires repair/replace/paint PM 304.2/304.8/304.9
	6. <input type="checkbox"/>	Gutters/conductors require repair/replace/paint PM 304.2 PM 508.1
	7. <input checked="" type="checkbox"/>	Roof requires repair/replace/ permit required CLEAN PM 304.7
	8. <input type="checkbox"/>	Snow covered-inspection could not be made *
	9. <input checked="" type="checkbox"/>	Front porch requires repair/replace/paint/handrail/guardrail/stairs/ ADDED 9/5/14 ASM Tuckpoint/permit required PM 304.10/PM 304.11
	10. <input type="checkbox"/>	Rear porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required PM 304.10/PM 304.11
	11. <input type="checkbox"/>	Brick walls require tuckpoint PM 304.1/304.4/304.6
	12. <input type="checkbox"/>	Awnings shall be maintained/panted/repared PM 304.9
	13. <input type="checkbox"/>	Remove double keyed deadbolt on door: Front/Side/Rear PM 702.11
	14. <input checked="" type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet CO-38.1
	15. <input type="checkbox"/>	Address Required PM 304.3
	16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other
Garage or Shed	17. <input type="checkbox"/>	Siding requires repair/replace/paint/permit required PM 304.2 PM 304.6
	18. <input type="checkbox"/>	Roof requires repair/replace/permit required PM 304.7
	19. <input type="checkbox"/>	Snow covered-inspection could not be made *
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	21. <input type="checkbox"/>	Service/overhead door requires repair/replace/paint PM 304.16 PM 304.2
	22. <input type="checkbox"/>	Garage/shed requires ratwall/proper location on lot/permit required PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/>	Floor requires repair PM 303.3/303.7
	24. <input type="checkbox"/>	
Premises	25. <input checked="" type="checkbox"/>	Required to be free from rubbish or garbage MISC DEBRIS, JUNIC AND YARD WASTE PM 306.1
	26. <input type="checkbox"/>	Requires approved rubbish containers PM 306.2
	27. <input type="checkbox"/>	Requires positive lot drainage PM 303.2
	28. <input type="checkbox"/>	Requires insect and rat control PM 303.5 PM 307.1
	29. <input type="checkbox"/>	Pave, repair, or replace concrete driveway/approach/snow covered*/permit required PM 303.3
	30. <input type="checkbox"/>	Replace City sidewalk _____ squares/snow covered*/permit required PM 303.3
	31. <input type="checkbox"/>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard) ZO 1804/CO 35.46
	32. <input type="checkbox"/>	Repair or replace rear walk/approach walk/side/snow covered* PM 303.3
	33. <input checked="" type="checkbox"/>	Requires prevention of weeds TALL GRASS AND OVERGROWTH ON FENCE ALONG ALLEYS. PM 303.4
	34. <input type="checkbox"/>	Wood storage - 18" off ground ADDED 9/5/14 ASM CO 14.9
	35. <input checked="" type="checkbox"/>	Fence requires removal/replace/repair PM 303.7
	36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED ZO 1900.7.b

OTHER _____

10/13/14 WEEDS, OVERGROWTH AND ACCUMULATIONS REMOVED BY DPS
950 ASM #25-e #33

10/6

MAYOR
Joseph R. Peterson

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

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

September 5, 2014

FINAL NOTICE

Re-Inspect 10/13/14 950

Ms. Jacqueline Uszyski
2032 3rd Street
Wyandotte, Michigan 48192

RE: 2032 3rd Street
Wyandotte, Michigan

Dear Ms. Uszyski;

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. Site inspections were performed May 23, 2014, and September 5, 2014, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist.

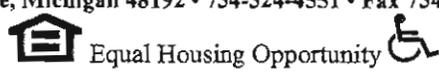
A check of the records at the Wyandotte Department of Municipal Services indicates that the electric and water utilities were terminated on May 21, 2013, indicating that the property has been vacant for over six (6) months.

Due to the lack of maintenance of the property at 2032 3rd Street as noted by the attached violations, and the lack of occupancy, the undersigned deems the dwelling to be unsafe and dangerous.

Please be advised of the following from the City of Wyandotte Property Maintenance Code:

Section PM-110 Demolition:

PM-110.1 General: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.



Section PM-202.0 General Definitions:

Dangerous Buildings: A building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

A. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

B. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under Article 25 of the occupational code, Act. No. 299 of the Public Acts of 1980, being sections 339.2501 to 339.2515 of the Michigan Compiled Laws. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to either of the following:

(i) A building or structure as to which the owner or agent does both of the following:

(a) Notifies a local law enforcement agency in whose jurisdiction the building or structure is located that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given to the local law enforcement agency by the owner or agent not more than 30 days after the building or structure becomes unoccupied.

(b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.

(ii) A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies a local law enforcement agency in whose jurisdiction the dwelling is located that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this sub paragraph shall notify the law enforcement agency not more than 30 days after the dwelling no longer qualifies for this exception. As used in this sub paragraph "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

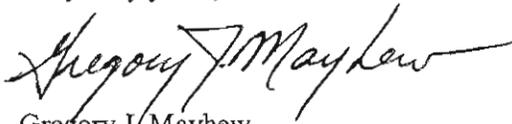
You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by October 6, 2014, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structure should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by October 6, 2014, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyan.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

ATTACHMENTS

Property Maintenance Checklist

Cc: Address File

Time File: October 6, 2014

The City Of Wyandotte
 CODE REQUIREMENTS
 PROPERTY MAINTENANCE CHECK LIST

Address: 2032 3RD Date: 9/5/14
 Occupancy: VACANT NO UTILITIES Time of Inspection: 2:00
 Apt #: _____ Inspected by: Greg [Signature]
 Permit Required Work Order No. _____

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) 9/5/14 VIOLATIONS NOT CONNECTED AM

Location	Approved	Code Calls
Exterior	<u>** 10/13/14</u>	
1. <input checked="" type="checkbox"/>	Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
2. <input type="checkbox"/>	Siding requires replace /repair/paint/permit required	PM 304.2/304.6
3. <input checked="" type="checkbox"/>	Windows require repair/replace/paint/screens/reglaze/replace glass/ Storms/ permit required	PM 304.14/304.15
4. <input checked="" type="checkbox"/>	Doors require repair/replace/paint/screen/jamb: <u>Front/Side/Rear</u> <u>STORM</u>	PM 304.16
5. <input type="checkbox"/>	Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
6. <input type="checkbox"/>	Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
7. <input checked="" type="checkbox"/>	Roof requires repair/replace/ permit required <u>CLEAN</u>	PM 304.7
8. <input type="checkbox"/>	Snow covered-inspection could not be made *	
9. <input checked="" type="checkbox"/>	Front porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required <u>ADDED 9/5/14 AM</u>	PM 304.10/PM 304.11
10. <input type="checkbox"/>	Rear porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
11. <input type="checkbox"/>	Brick walls require tuckpoint	PM 304.1/304.4/304.6
12. <input type="checkbox"/>	Awnings shall be maintained/panted/repainted	PM 304.9
13. <input type="checkbox"/>	Remove double keyed deadbolt on door. Front/Side/Rear	PM 702.11
14. <input checked="" type="checkbox"/>	Disconnect roof downspouts on house - extend minimum of 5 feet	CO-38.1
15. <input type="checkbox"/>	Address Required	PM 304.3
16. <input type="checkbox"/>	Pool; permit # _____, date approved _____, other _____	
Garage or Shed		
17. <input type="checkbox"/>	Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
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Premises		
25. <input checked="" type="checkbox"/>	Required to be free from rubbish or garbage <u>MISC DEBRIS, JUNK AND YARD WASTE</u>	PM 306.1
26. <input type="checkbox"/>	Requires approved rubbish containers	PM 306.2
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31. <input type="checkbox"/>	Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
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33. <input checked="" type="checkbox"/>	Requires prevention of weeds <u>TALL GRASS AND OVERGROWTH ON FRONT YARD ALONG ALLEYS.</u>	PM 303.4
34. <input type="checkbox"/>	Wood storage - 18" off ground <u>ADDED 9/5/14 AM</u>	CO 14.9
35. <input checked="" type="checkbox"/>	Fence requires removal/replace/repair	PM 303.7
36. <input type="checkbox"/>	FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b

OTHER _____

H:\Property Maintenance\Inspection.doc

10/13/14 WEEDS, OVERGROWTH AND ACCUMULATION REMOVED BY DPS
 950 AM #25 & #33

725

MAYOR
Joseph R. Peterson

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

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CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

May 27, 2014

Ms. Jacqueline Uszyski
2032 3rd Street
Wyandotte, Michigan 48192

RE: 2032 3rd Street
Wyandotte, Michigan

Dear Ms. Uszyski;

A complaint had been received by the City of Wyandotte Department of Engineering and Building regarding the condition of the referenced property. A site inspection was performed May 23, 2014, which revealed that there are violations of the City of Wyandotte Property Maintenance Code as noted on the attached Property Maintenance Checklist.

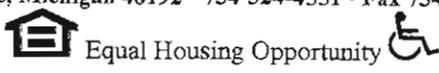
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 - (b) Maintains the exterior of the building or structure and adjoining grounds in accordance with the BOCA National Property Maintenance Code 1990 and amendments adopted by the City of Wyandotte.
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You are hereby directed to correct the noted violations, maintain the exterior of the property, occupy and/or list the structure with a real estate broker in accordance with Section PM-202.0 referenced above. Should you elect to rent or sell this property, an Upon Sale or Rental Inspection is required according to the City of Wyandotte Code of Ordinances Sec. 19-5 and 31.1-11. The inspection and fee can be arranged and paid for at City Hall in the Department of Engineering and Building.

Failure to correct the cited violations, maintain and occupy the structure by July 25, 2014, will result in this Department proceeding with Section PM-107.3 Disregard of notice, of the Property Maintenance Code, at which time a hearing date will be set to determine whether or not the structure should be demolished, and tickets will be issued as per Section PM-106.0 Violations. You also have the right to seek modification or withdrawal of this notice by requesting a Show Cause Hearing.

Further, in accordance with Article VII "Abandoned Residential Structure", of Chapter 7 "Building and Building Regulations" of the City of Wyandotte's Code of Ordinances, this dwelling is deemed to be an abandoned residential structure. Therefore you must register the property in accordance with Sec. 7-76. Registration of the Ordinance. Failure to do so by July 25, 2014, will subjected you to the violations and penalties as set forth in Sec. 7-83 of the Ordinance.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact the undersigned at (734) 324-4558, or by email at gmayhew@wyan.org.

Very truly yours,



Gregory J. Mayhew
Assistant City Engineer

ATTACHMENTS

Property Maintenance Checklist

Cc: Address File

Time File: July 25, 2014

The City Of Wyandotte
 CODE REQUIREMENTS
 PROPERTY MAINTENANCE CHECK LIST

Address 2032 3RD Date: 5/23/14
 Occupancy VACANT NO UTILITIES Time of inspection 3:00
 Apt. # _____ Inspected by GREG MAYHEW
 Permit Required Work Order No. _____

The following code calls were taken from City of Wyandotte Property Maintenance Code (PM), Zoning Ordinance (ZO) and Code of Ordinances (CO) 9/5/14 VIOLATIONS NOT CORRECTED AM

Location	Approved	Code Calls
Exterior	* 1. <input checked="" type="checkbox"/> Foundation requires tuckpoint/paint	PM 304.5 PM 304.6
	2. <input type="checkbox"/> Siding requires replace/repair/paint/permit required	PM 304.2/304.6
	* 3. <input checked="" type="checkbox"/> Windows require repair/replace/paint/screens/reglaze/replace glass/ Storms/ permit required	PM 304.14/304.15
	* 4. <input checked="" type="checkbox"/> Doors require repair/replace/paint/screen/jamb: <u>Front/Side/Rear</u> <u>STORM</u>	PM 304.16
	5. <input type="checkbox"/> Fascia, soffit, overhang requires repair/replace/paint	PM 304.2/304.8/304.9
	6. <input type="checkbox"/> Gutters/conductors require repair/replace/paint	PM 304.2 PM 508.1
	* 7. <input checked="" type="checkbox"/> Roof requires repair/replace/ permit required <u>CLEAN</u>	PM 304.7
	8. <input type="checkbox"/> Snow covered-inspection could not be made *	
	* 9. <input checked="" type="checkbox"/> Front porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required <u>ADDED 9/5/14 AM</u>	PM 304.10/PM 304.11
	10. <input type="checkbox"/> Rear porch requires repair/replace/paint/handrail/guardrail/stairs/ Tuckpoint/permit required	PM 304.10/PM 304.11
	11. <input type="checkbox"/> Brick walls require tuckpoint	PM 304.1/304.4/304.6
	12. <input type="checkbox"/> Awnings shall be maintained/panted/repared	PM 304.9
	13. <input type="checkbox"/> Remove double keyed deadbolt on door: Front/Side/Rear	PM 702.11
	* 14. <input checked="" type="checkbox"/> Disconnect roof downspouts on house -- extend minimum of 5 feet	CO-38.1
	15. <input type="checkbox"/> Address Required	PM 304.3
	16. <input type="checkbox"/> Pool; permit # _____, date approved _____, other _____	
Garage or Shed	17. <input type="checkbox"/> Siding requires repair/replace/paint/permit required	PM 304.2 PM 304.6
	18. <input type="checkbox"/> Roof requires repair/replace/permit required	PM 304.7
	19. <input type="checkbox"/> Snow covered-inspection could not be made *	
	20. <input type="checkbox"/> Window requires repair/replace/paint/reglaze/permit required	PM 304.14 PM 304.15
	21. <input type="checkbox"/> Service/overhead door requires repair/replace/paint	PM 304.16 PM 304.2
	22. <input type="checkbox"/> Garage/shed requires ratwall/proper location on lot/permit required	PM 303.5/303.7/ZO 1803
	23. <input type="checkbox"/> Floor requires repair	PM 303.3/303.7
	24. <input type="checkbox"/> _____	
Premises	* 25. <input checked="" type="checkbox"/> Required to be free from rubbish or garbage <u>MISC DEBRIS, JUNK AND YARD WASTE</u>	PM 306.1
	26. <input type="checkbox"/> Requires approved rubbish containers	PM 306.2
	27. <input type="checkbox"/> Requires positive lot drainage	PM 303.2
	28. <input type="checkbox"/> Requires insect and rat control	PM 303.5 PM 307.1
	29. <input type="checkbox"/> Pave, repair, or replace concrete driveway/approach/snow covered*/permit required	PM 303.3
	30. <input type="checkbox"/> Replace City sidewalk _____ squares/snow covered*/permit required	PM 303.3
	31. <input type="checkbox"/> Off street parking required to be paved - Add _____ spaces/ permit required (to be provided in side or rear yard)	ZO 1804/CO 35.46
	32. <input type="checkbox"/> Repair or replace rear walk/approach walk/side/snow covered*	PM 303.3
	* 33. <input checked="" type="checkbox"/> Requires prevention of weeds <u>TALL GRASS AND OVERGROWTH ON FRONT YARD AND ALLEYS.</u>	PM 303.4
	34. <input type="checkbox"/> Wood storage - 18" off ground <u>ADDED 9/5/14 AM</u>	CO 14.9
	* 35. <input checked="" type="checkbox"/> Fence requires removal/replace/repair	PM 303.7
	36. <input type="checkbox"/> FRONT YARD FENCES MUST BE REMOVED BEFORE A CERTIFICATE OF APPROVAL OR CERTIFICATE OF COMPLIANCE IS ISSUED	ZO 1900.7.b

OTHER _____

AM

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

May 23, 2014

Ms. Jacqueline Uszyski
2032 3rd Street
Wyandotte, Michigan 48192

Re: 2032 3rd Street
Wyandotte, Michigan

Dear Ms. Uszyski:

A check of the records at the Wyandotte Department of Municipal Services indicates that the water service and electrical service has been off at this address since May 21, 2013.

The lack of water service is in violation of Section PM-506.0 Water System, of the City of Wyandotte Property Maintenance Code. The lack of electric service is in violation of Section PM-604.1 Facilities required, of the City of Wyandotte Property Maintenance Code. Due to the above referenced lack of utilities the undersigned deems the house to be unfit for human occupancy in accordance with Section PM-108.1.3 of the Property Maintenance Code.

Furthermore, the home CANNOT be occupied by any person(s) until the home has proper utilities. In accordance with PM-108.5 Prohibited Occupancy. Anyone who occupies the premise, or any owner or person responsible for the premise who shall let anyone occupy it, shall be liable for the penalties provided by this Code.

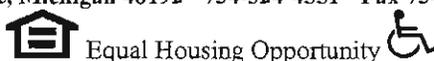
Should you have any questions, kindly contact the undersigned at 734-324-4558. Thank you for your cooperation in this matter.

Very truly yours,

Gregory J. Mayhew
Assistant City Engineer

Cc: Police Department, Chief Grant
Address File

3200 Biddle Avenue, Suite 200 • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4535 • email: engineering1@wyan.org



NOTICE

THIS STRUCTURE LOCATED AT 2032 3RD STREET HAS BEEN DETERMINED TO BE UNFIT FOR HUMAN OCCUPANCY DUE TO NO WATER OR ELECTRICAL UTILITIES. THE OCCUPANCY OF THIS STRUCTURE IS HEREBY PROHIBITED BY THE CODE OFFICIAL IN ACCORDANCE WITH SECTION PM-108.1.3 OF THE CITY OF WYANDOTTE PROPERTY MAINTENANCE ORDINANCE. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENTER SUCH STRUCTURE EXCEPT FOR THE PURPOSE OF SECURING THE STRUCTURE UNTIL WATER AND ELECTRICAL SERVICE IS PROVIDED.

ANY PERSON, FIRM OR CORPORATION WHO SHALL OCCUPY OR USE THIS STRUCTURE, OR WHO SHALL REMOVE THIS NOTICE, SHALL BE IN VIOLATION OF THE CODE, SECTION 106.0 VIOLATIONS, AND SUBJECT TO THE FINES AND PENALTIES SET FORTH IN THIS SECTION.

BY ORDER OF THE DEPARTMENT OF ENGINEERING AND BUILDING
CITY OF WYANDOTTE
734-324-4550

DATE: MAY 23, 2014

BY: GREGORY J. MAYHEW 
TITLE: ASSISTANT CITY ENGINEER/BUILDING OFFICIAL

NOTE: This search must be paid **in** full upon time of delivery



Minnesota Title Agency

Main Office-Title Dept.
32500 Schoolcraft Road
Livonia, MI 48150

(734) 421-4000
Fax (734) 421-0047

Allen Park Office-Escrow Dept.
7326 Allen Road
Allen Park, MI 48101

(313) 381-6313
Fax (313) 381-7901

TITLE SEARCH CERTIFICATE

File No: **343646**

Page 1

Statement furnished to: City of Wyandotte
Certified to: September 2, 2014 8:00 A.M.

Land in the City of Wyandotte, Wayne County, MI 48192

Lot 11, Block 94, Northside Subdivision, as recorded in Liber 22, Page(s) 45 of Plats, Wayne County Records.

2032 3rd Street

We have examined the records of the Register of Deeds Office for Wayne County, Michigan, and find there are no conveyances, liens or encumbrances affecting the above described property recorded from May 21, 1987 at 8:00 A.M. to September 2, 2014 at 8:00 A.M. except the following:

Last Deed Holder of record: Jacqueline Laverdiere and Mark Laverdiere, wife and husband

Mortgage for \$36,300.00 was given by Jacqueline Laverdiere and Mark Laverdiere, wife and husband to NBD Mortgage dated March 29, 1993 and recorded April 9, 1993 in Liber 26450, Page 123, Wayne County Records.

Said mortgage is now held through mesne assignments by Washington Mutual Bank.

Mortgage for \$24,985.00 was given by Jacqueline Laverdiere and Mark Laverdiere to City of Wyandotte Housing Rehabilitation Program dated August 15, 2005 and recorded August 26, 2005 in Liber 43386, Page 1561, Wayne County Records.

Subject to a Certificate(s) of Forfeiture of Real Property for non-payment of taxes filed against subject property, as recited in Liber 51473, Page 795, Wayne County Records.

Lien for \$1,475.00 was given by Jacqueline Laverdiere and Mark Laverdiere, wife and husband to City of Wyandotte Rehab Program dated October 16, 1997 and recorded December 8, 1997 in Liber 29734, Page 1669, Wayne County Records.

TAXES: Item No(s). 57-012-04-0011-000

2012 Combined due \$1,684.51 plus interest and penalty, if any

2013 City due \$1,340.49 plus interest and penalty, if any

2013 County due \$506.54 (includes \$200.00 grass cutting) plus interest and penalty, if any

2014 City due \$1,324.97 plus interest and penalty, if any

ASSESSMENTS: None.

Subject to taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law.

In consideration of the reduced rate at which this Certificate is furnished it is understood that the information contained herein is only such as may be obtained in the office of the Register of Deed in Wayne County and the liability is limited to the amount of premium paid for said search.

MINNESOTA TITLE AGENCY

RESOLUTION

Wyandotte, Michigan
Date: Sept 14, 2015

RESOLUTION by Councilman _____

RESOLVED by the City Council that whereas a show cause hearing has been held in the Office of the Engineer in the Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan on June 17, 2015, and whereas the property owner or other interested parties, have been given opportunity to show cause, if any they had, why the structure at 2032 – 3rd Street has not had all property maintenance repairs made or has been demolished in accordance with the City’s Property Maintenance Ordinance, and whereas the Hearing Officer has filed a report of his findings with this Council;

NOW, THEREFORE BE IT RESOLVED, that this Council shall hold a public hearing in accordance with Section PM-107.7 in the Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, on October 5th, 2015 at 7:00 p.m., at which time all interested parties shall show cause, if any they have, why the structure has not been demolished or why the City should not have the structure demolished and removed at 2032 – 3rd Street.

AND BE IT FURTHER RESOLVED that the City Clerk shall give notice of said hearing ten (10) days before the hearing by certified mail, return receipt requested, and first class mail, in accordance with the provisions of Section PM-107.4 of the Property Maintenance Ordinance.

Notify:

See Attached List

I move the adoption of the foregoing resolution.

MOTION by Councilman _____

Supported by Councilman _____

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

INTERESTED PARTIES
PROPERTY MAINTENANCE
2032 3RD STREET
WYANDOTTE, MICHIGAN 48192
TAX ID #:57-012-04-0011-000

Updated 5-19-15

Jacqueline Laverdiere
2032 3rd Street
Wyandotte, MI 48192

Mark Laverdiere
2032 3rd Street
Wyandotte, MI 48192

Richard Uszynski
5145 Madison
South Rockwood, MI 48179

Mr. Eric Sabree, Wayne County Treasurer
400 Monroe, 5th Floor
Detroit, MI 48226

Washington Mutual Bank
11200 W. Parkland Avenue
Milwaukee, Wisconsin 53224-3127

Chase Bank (fka NBD Mortgage)
611 Woodward Avenue
Detroit, Michigan 48226

Jacqueline Uszynski
5145 Madison
South Rockwood, MI 48179

Estate of Richard Uszynski
5145 Madison
South Rockwood, MI 48179

DB: Wyandotte Receipt # Post Date from 09/30/2015 - 09/30/2015 Open Receipts

Description Date Cashier Wkstn Received Of Distribution Amount

*** TOTAL OF CREDIT ACCOUNTS ***
 101-301-750-224 LEIN Services 50.04

*** TOTAL OF DEBIT ACCOUNTS ***
 101-000-001-000 Cash 50.04

*** TOTAL BY FUND ***
 101 General Fund 50.04

*** TOTAL BY BANK ***
 GEN GENERAL OPERATING FUND 50.04

*** TOTAL OF ITEMS TENDERED ***
 TOTAL - ALL FUNDS: 50.04
 TOTAL - ALL BANKS: 50.04

*** TOTAL BY RECEIPT ITEMS ***
 (1) MZ: MISC CASH/VARIOUS 50.04
 TOTAL - ALL RECEIPT ITEMS: 50.04

User: Ktrudell Post Date from 09/30/2015 - 09/30/2015 Open Receipts

DB: Wyandotte Receipt #	Date	Cashier	Wkstn	Received Of Distribution	Amount
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O 331490	09/30/2015	Ktrudell	F2	VERIZON WIRELESS	50.04
M2		101-000-001-000		101-301-750-224	CITY CHECK 15815001

REFUND FOR CREDIT BALANCE ON CLOSED POLICE ACCT#942048600-00001

REC# 557927

Total of 1 Receipts 50.04

User: Ktrudell
 DB: Wyandotte

Post Date from 09/30/2015 - 09/30/2015 Open Receipts
 Date Received Of
 Distribution

Description	Receipt #	Date	Cashier	Wkstn	Amount
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*** TOTAL OF CREDIT ACCOUNTS ***
 101-000-227-000 Due to Public Library
 101-000-231-020 P/R Deductions-Hospital (Employer)
 101-000-411-085 COUNTY DEL TAX SETTLEMENT
 101-000-655-040 RECEIPTS-MISCELLANEOUS
 530-000-001-005 Cash-Bank Bldg (Daily)

TOTAL - ALL CREDIT ACCOUNT	84,567.48
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*** TOTAL OF DEBIT ACCOUNTS ***
 101-000-001-000 Cash
 530-000-001-000 Cash

TOTAL - ALL DEBIT ACCOUNTS	84,567.48
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*** TOTAL BY FUND ***
 101 General Fund
 530 Building Rental Fund

TOTAL - ALL FUNDS:	84,567.48
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*** TOTAL BY BANK ***
 GEN GENERAL OPERATING FUND

Tender Code/Desc. (CCK) CITY CHECK	38,839.41
TOTAL:	38,839.41

SPEC SPECIAL REVENUE FUNDS

(CCK) CITY CHECK	45,728.07
TOTAL:	45,728.07

*** TOTAL OF ITEMS TENDERED ***

TOTAL - ALL BANKS:	84,567.48
Tender Code/Desc. (CCK) CITY CHECK	84,567.48
TOTAL:	84,567.48

*** TOTAL BY RECEIPT ITEMS ***
 (4) MZ: MISC CASH/VARIOUS
 (1) RE: RECEIPTS-MISCELLANEOUS
 (1) TS: COUNTY DEL TAX SETTLEMENT

TOTAL - ALL RECEIPT ITEMS:	84,567.48
----------------------------	-----------

User: Ktrudell
 DB: Wyandotte
 Post Date from 09/30/2015 - 09/30/2015 Open Receipts

Description	Date	Cashier	Wkstn	Received Of Distribution	Amount
O 331176	09/30/2015	cmayhew	F1	BACON MEMORIAL LIBRARY	23,579.80
M2 101-000-001-000				101-000-227-000 Due to Public Library	CITY CHECK 13314
O 331177	09/30/2015	cmayhew	F1	DAILY MERRITT	23,579.80
M2 530-000-001-000				530-000-001-005 Cash-Bank Bldg (Daily)	CITY CHECK 13314
ZERO OUT CHECKING ACCOUNT					45,728.07
O 331178	09/30/2015	cmayhew	F1	MEDTIPSTER	6,745.59
RE 101-000-001-000				101-000-655-040 RECEIPTS-MISCELLANEOUS	CITY CHECK 3044
REBATES 5670053					
O 331179	09/30/2015	cmayhew	F1	WAYNE COUNTY TREASURER	7,924.02
TS 101-000-001-000				101-000-411-085 COUNTY DEL TAX SETTLEMENT	CITY CHECK 2323533
MONTHLY TAX SETTLEMENT					
O 331183	09/30/2015	cmayhew	F1	WILLIAM GIBSON	295.00
M2 101-000-001-000				101-000-231-020 P/R Deductions-Hospital	CITY CHECK 1010
HEALTH REIMBURSEMENT					
O 331184	09/30/2015	cmayhew	F1	WILLIAM GIBSON	295.00
M2 101-000-001-000				101-000-231-020 P/R Deductions-Hospital	CITY CHECK 1011
HEALTH REIMBURSEMENT					
Total of 6 Receipts					84,567.48