

Wyandotte, Michigan June 8, 2015

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

ROLL CALL

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

Absent: Councilperson Galeski

COMMUNICATIONS MISCELLANEOUS

June 3, 2015

To: Heather Thiede, Special Events Office; Mayor Joseph Peterson, and members of City Council

From: Love Wyandotte's Paint the Town Pink Family Fun Run Committee

Re: 4th Annual Family Fun Run Walk and Roll - October 3, 2015

We are respectfully requesting use of the Gazebo and surrounding area at BASF Waterfront Park for our annual Paint the Town Pink Breast Cancer Awareness Family Fun Run Walk & Roll on October 3, 2015.

The goal of all PTTTP events is three fold: To educate women about the importance of pre-screening and early detection with the ultimate goal of prevention; to celebrate the survivors; and finally to remember and honor those we've lost.

We hope to have the run start and end at the park. It's the perfect setting for the event, showcasing the beauty of our waterfront, centrally located in our quaint and historic Downtown main street community and wide open with plenty of room to accommodate a crowd.

We are requesting permission to set up at 7 a.m. with the actual event starting at 9 a.m. with music and "festivities" until approximately 12 p.m.

We are asking for electric hook up for our D.J. who will play music to start off the run and to entertain the runners as they return. We would also like to request use of the restrooms for our participants.

We plan to hand out energy bars, juice, water, etc., for the participants and will pick up all trash prior to departure, leaving the park in immaculate condition.

We are asking for a donation of the park for the cause, if that is at all possible and/or approved by City Council. We are anxious to hear back from you as soon as possible so we can begin our marketing campaign for the event.

Sincerely, Cheryl Washburn, Committee Chairperson

Mayor Joseph R. Peterson, 3200 Biddle Ave. Suite 300, Wyandotte, Michigan 48192

Monday June 1, 2015

Dear Mayor Peterson,

J.S. Vig Construction Company has been hired to perform the construction work on the property located at the corner of Biddle Ave and Maple St, 3061-3063 Biddle Ave. In order to complete the exterior renovation of the building, it will require multiple months of scaffold and equipment to be positioned at the perimeter of the building, on the adjacent sidewalks. Therefore, we are requesting approval to install "movable" fencing around the entire site, which will eliminate the public walkways on Maple and Biddle, at the building perimeter only. This movable fencing will also allow us to be flexible and enable public/pedestrian traffic on the sidewalks when construction activities are not present in the area. Proper signage will be placed at all times to warn and direct the public throughout the project.

Our main concern with this location and the amount of work being performed is public safety. We understand that the City of Wyandotte has numerous upcoming events throughout the summer and since the fence is movable, we should be able to plan for them accordingly. Proper communication throughout the project will be a key component to making this work as seamless as possible.

We are also in the process of confirming this plan with Wayne County, as the walkway on Biddle is in their jurisdiction. Preliminary conversations with them have been positive, and we expect their approval.

The construction on site is scheduled to start within the next 2-3 weeks and will be continue throughout 2015. Our goal is to complete the exterior work within the next 2-3 months, and allow the sidewalks to re-open as soon as possible. Specific start and finish dates will be forwarded to your office as soon as they are established.

We look forward to working with the city on this and all other components of this project.

Sincerely, Dennis J. Levko, Vice President

May 30, 2015

City Clerk's Office, Communication for June 8th Meeting  
Wyandotte City Hall, 3200 Biddle Ave.  
Wyandotte, MI 48192

Dear Honorable Mayor Joe Peterson and Council,

We are writing to you today to provide our unequivocal support for the rezoning of the former McKinley School at 640 Plum.

We live two blocks from McKinley and have seen this beautiful, structurally sound building at its best-alive with hundreds of students and non-stop activity and have, in recent years, seen the fast deterioration into the current state that this property is in today. It is with a bit of sadness that we pass this facility several times a day and think about the in-lay artwork tile pieces and the beautiful wood trim that make this facility unique and truly charming.

We all have an obligation to preserving the charm that makes our community unique. At the center of our McKinley neighborhood, this jewel can and should live on. In these changing times, it can still be an anchor for our south-side neighborhood albeit with a different purpose. We would welcome a planned senior housing apartment complex at this location. It would provide diversity to the housing stock in Wyandotte and service the increasing demand for dedicated housing for seniors. Further, we support the plans presented in the LOI amendments that should come before you that include increased parking. We have been keenly interested in this development since the first public hearing that we attended at the Copeland Center. We appreciate the availability and transparency the developer has provided the community and the council. The resident's feedback has been heard and the best that we can see have been incorporated into the revised plans.

This is a quiet neighborhood, we have a great new construction homes standing next to elegant older homes. McKinley can and should continue to live on as the center of our neighborhood. We encourage council to fast track their consideration to once again make McKinley vibrant again. This is the type of housing that we would encourage our own aging parents to consider, the setting is ideal and the proximity to all that Wyandotte offers is excellent. Who knows, in another couple of decades, it could be a terrific option for us too.

Thank you for your time and consideration.

Respectfully,

Anthony and Stephanie Miello, 3936 6<sup>th</sup> St., Wyandotte, MI 48192

June 8, 2015

Honorable Mayor and Council,

Over the years I have witnessed McKinley School fall further and further into disrepair. While the grass is cut, it is not maintained in a way that reflects the neighborhood. The boarded up windows and crumbling exterior are not an inviting sight. I am aware of the arguments for and against a planned senior living development at McKinley School. Suggestions and concerns by residents about the project have been addressed by the city and developer, and I believe future concerns will be addressed as well. Through a partnership between residents of the neighborhood, the City, and the developer I believe the senior living development will be an asset to the whole city. I am submitting this letter tonight to express my support for the senior living development.

Tim Calhoun, 3634 7<sup>th</sup>, Wyandotte, MI 48192

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Francesco & Rena Demelis, 538 Pine, Wyandotte, MI 48192

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Valeria Luh, 621 Pine, Wyandotte, MI 48192

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David & Martha Beaudrie, 3800 9<sup>th</sup>, Wyandotte, MI 48192

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John Wilkie, 719 Orchard, Wyandotte, MI 48192

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Randal DeMaggio

Ruth DeMaggio

Jodi DeMaggio

816 Pine, Wyandotte, MI 48192

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Charles & Estelle Feger, 724 Orchard, Wyandotte, MI 48192

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Chris Luczak

Jessica Luczak

725 Orchard, Wyandotte, MI 48192

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Kenneth Halasz, 714 Plum, Wyandotte, MI 48192

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Tina Hiner, 705 Plum, Wyandotte, MI 48192

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Kathleen Kennedy, 703 Cherry, Wyandotte, MI 48192

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Ken Groat, 708 Pine, Wyandotte, MI 48192

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Matt Hastings, 805 Pine Street, Wyandotte, MI 48192

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Merri Kopke

Robert M. Kopke Jr., 435 Pine, Wyandotte, MI 48192

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Matt Purcell, 619 Plum, Wyandotte, MI 48192

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Mary Srabian, 742 Plum, Wyandotte, MI 48192

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Joseph Jasinski

Jennifer Jasinski, 735 Orchard, Wyandotte, MI 48192

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Virgilio Vasquez, 746 Orchard, Wyandotte, MI 48192

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Lucinda Reinas, 734 Orchard, Wyandotte, MI 48192

#### PERSONS IN THE AUDIENCE

Roseann Darin read her husband's letter:

June 8, 2015

Dear Mayor and City Council:

I apologize for not being able to attend this evening's City Council meeting in person. I am writing this letter to express my unequivocal support for re-development of the former McKinley Elementary School into an elegant, market-rate senior housing development. There is ample witness to increasingly strong McKinley community support for this development, as evidenced by the numerous letters that have been presented to the City Council this evening. I personally visited the Cross Street Village Senior Housing campus in Ypsilanti this past February 5th. I was extremely pleased with what I witnessed first-hand. That development, anchored by the former Ypsilanti High School building, is a very elegant campus centered in a very Victorian neighborhood in the Depot Town area. The seniors watch out for their neighbors, and their neighbors watch out for them. They have developed an apparently strong neighborhood bond, which was a delight to witness.

The development partners, Coachlight Properties LLC and Jonesboro Investments Corporation, have been highly responsive to the concerns and comments of the residents of the McKinley neighborhood as their plan has evolved. Specifically, the developers have significantly decreased the number of planned units, from 90 to 70, creating a low-density senior housing community. They have significantly increased off-street parking spaces to 105 spaces, with a capability to add additional off-street parking if necessary. They have also stated that this residential project WILL NOT be subsidized, low-income housing. The apartments will be priced at market rates. Lastly, the developers have integrated a new playground area for the neighborhood that will have all new equipment and will feature an entirely new, contemporary design.

I have been very distressed over the past few weeks listening to the mis-information and dis-information has been generated around this development. Sadly, much of the twisting and distortion of facts have come from member(s) of the City Council. It has been alleged that the anticipated tax revenues will be deferred for up to 20 years. I investigated this wild claim with the City Assessor's Office, and found that this allegation is untrue. The developers may apply for Brownfield grants for haz mat remediation, but the City Assessors Office reports that there have been no applications for tax abatement or tax exemptions for this project.

I want to state, unequivocally and for the record, that I fully support the current plan and intent of this senior housing development. I believe that it is a VERY positive development for our community, and will generate not only badly-needed tax revenue, but also engagement and growth in our neighborhood. There is still much work that needs to be done, but the framework for a positive community impact is on the planning board already. I urge the City Council to approve this project without further delay, and I also encourage the Planning and Rehabilitation Commission to support this project, as the parameters have been revised drastically from when they originally reviewed the project on July 17, 2014. Thank you very much for your consideration of this matter.

Respectfully,  
John Darin, Spokesperson, McKinley Neighbors United

Zachary Welch, 541 Cherry, submitted petition in opposition to McKinley Project.

January Wagner, 555 Cherry, objects to McKinley Project.

Richard Patrick, 523 Cherry, objects to McKinley Project.

Dan Stein, 3101 Biddle, regarding parking lot behind his business. Please preserve.

Tim Calhoun, 3634 7<sup>th</sup>, supports McKinley Project.

Sharon Lapp, 536 Orchard, supports McKinley Project.

Matt Purcell, 619 Plum, supports McKinley Project.

Rick Custer, 505 Pine, regarding McKinley Project, freeze taxes for surrounding residents.

James Gillon, 547 Plum, supports project.

George Dingman, 547 Pine, supports project.

Zachary Welch, 541 Cherry, requested his letter be read into the record.

Dear Mayor and Council,

We the citizens of the McKinley School Neighborhood Do Not want the McKinley School Building to be a rental unit of any kind. We hope you respect our wishes in your decision.  
(Submitted with 74 Signatures)

David Beaudrie, 3800 – 9<sup>th</sup>, supports project.

NEW BUSINESS (ELECTED OFFICIALS)

None

COMMUNICATIONS FROM CITY AND OTHER OFFICIALSCITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: JUNE 8<sup>TH</sup>, 2015      AGENDA ITEM #5

ITEM: Purchase of Stancor Submersible Pump for Golf Course Pond on Hole #5

PRESENTER: Justin Lanagan, Superintendent of Recreation

INDIVIDUALS IN ATTENDANCE: Justin Lanagan, Superintendent of Recreation

BACKGROUND: For the 2015 Fiscal Year, \$5,000 has been allocated for the purchase of a new pond pump for the pond on hole #5 at the golf course. Hole #5 has a two-tiered pond. The purpose of this pump is to circulate the water from the lower pond up to the higher pond, the water from the higher pond then flows back into the lower pond creating a "waterfall" effect. The pump creates an aesthetically pleasing water feature, but it also creates movement within the ponds which is key to preventing algae buildup and the smell of stagnant water.

Over the past month and a half, David Cunningham of Davey Golf and myself have gone back and forth over different options, trying to find the most cost effective way to maintain a water feature while maintaining the water of the pond. We received price quotes on replacing the pump as well as pricing for aerating fountains to use in the pond instead of the "waterfall" feature. We would need to purchase two fountains (one for the higher pond and one for the lower pond) to perform the maintenance that the water pump will do. The most cost effective option is to replace the existing worn out pump with the same style pump that will create the "waterfall".

STRATEGIC PLAN/GOALS: To continue to provide the finest services for the paying patrons of Wyandotte Shores

ACTION REQUESTED: Adopt a resolution concurring with the Superintendent of Recreation's recommendation to purchase the Stancor Submersible Pump model P-40CS-2 from Stancor Corporation in the amount of \$4,588.30 (includes shipping costs).

BUDGET IMPLICATIONS & ACCOUNT NUMBER: Funds for this purchase will come out of the Golf Course Equipment Account (525-750-850-540).

IMPLEMENTATION PLAN: Once approved by council, order will be submitted to Stancor

COMMISSION RECOMMENDATION: Concurs with Superintendent's recommendation

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS: 1) Price quotes from three companies for the submersible pump to create the "waterfall" effect.

2) Price quotes from Spartan Distributors for aerating fountains

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: JUNE 8<sup>TH</sup>, 2015      AGENDA ITEM #6

ITEM: Study - Court Consolidation

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: PA 58 of 2014 was passed by the State and allows for the 27th District Court (Riverview and Wyandotte) and the 28th District Court (Southgate) to consolidate into a newly created 26th District Court. In order for this consolidation to occur, the governing bodies of the cities of Southgate, Wyandotte, and Riverview must approve, by resolution, the formation of the new court prior to January 1, 2016.

In order to determine the merits of this consolidation, the affected communities would like to engage Plante & Moran, PLLC, to perform an analysis of the costs associated with the potential consolidation of the courts. Plante & Moran, PLLC performs attestation services for each of the communities involved in this potential consolidation.

Attached you will find their engagement letter which outlines the scope of work which they will perform on our behalf. The total cost of the engagement is \$8,900 which will be allocated based on the populations of the three (3) communities. The City of Wyandotte's share is \$3,365.

**STRATEGIC PLAN/GOALS:** To provide the finest services and quality of life.

**ACTION REQUESTED:** Approve the expenditure for our share of the study as outlined in the scope of services.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** None. Amount is available in the current General Fund budget (101-200-825-390 - Consulting Services).

**IMPLEMENTATION PLAN:** The City Administrator, District Court Judge, and Court Administrator will assist in providing the information necessary to complete the scope of work.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur

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

**MAYOR'S RECOMMENDATION:** JRP

**LIST OF ATTACHMENTS:**

1. Public Act 58 of 2014
2. Engagement Letter - Plante & Moran, PLLC

**CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION**  
**MEETING DATE: JUNE 8<sup>TH</sup>, 2015**      **AGENDA ITEM #7**

**ITEM:** Hiring – Laborer/Equipment Operator (Department of Public Service)

**PRESENTER:** Todd A. Drysdale, City Administrator

**INDIVIDUALS IN ATTENDANCE:** N/A

**BACKGROUND:** A resignation of a Laborer/Equipment Operator has occurred in the Department of Public Service (DPS). Based on a review of the City's current resources, organizational structure, and staffing expectations, the filling of this position appears necessary to provide effective services to the citizens of the City of Wyandotte. As such, the hiring of Thomas M. Powers is recommended. Mr. Powers has been a part-time employee of the DPS since August of 2014 and has been recommended for hire by the Superintendent of the DPS.

**STRATEGIC PLAN/GOALS:** To provide the finest services and quality of life.

**ACTION REQUESTED:** The undersigned recommends approval of the hiring.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Minimal budgetary savings as the employee who resigned was recently hired in September of 2014.

**IMPLEMENTATION PLAN:** The City's Administrative Office will coordinate the hiring.

**COMMISSION RECOMMENDATION:** N/A

**CITY ADMINISTRATOR'S RECOMMENDATION:** Concur

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

**MAYOR'S RECOMMENDATION:** Joseph R. Peterson

**LIST OF ATTACHMENTS:** 1. Application for Employment – Thomas M. Powers

**CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION**  
**MEETING DATE: JUNE 8<sup>TH</sup>, 2015**      **AGENDA ITEM #8A**

**ITEM:** Wyandotte Street Art Fair Parking Lot Contract

**PRESENTER:** Heather A. Thiede, Special Events Coordinator

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

**BACKGROUND:** The Special Event Office staff is currently planning our special events for 2015. As you know, the Wyandotte Goodfellows and Old Time Ballplayers have worked with the Wyandotte Street Art Fair for many years and have managed the Chase Bank Parking Lot. We would like to continue this relationship once again this year, please see the attached contract for the 2015 Wyandotte Street Art Fair, July 8th through the 11th.

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

**ACTION REQUESTED:** We request authorization for the Mayor and city clerk to sign and return original contract to the Special Event Coordinator.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:**

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

**COMMISSION RECOMMENDATION:** N/A

CITY ADMINISTRATOR'S RECOMMENDATION: TDrysdale

LEGAL COUNSEL'S RECOMMENDATION: Concur with recommendation, approval on file.

MAYOR'S RECOMMENDATION: JRP

LIST OF ATTACHMENTS: 2015 Parking Lot Contract

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: JUNE 8<sup>TH</sup>, 2015      AGENDA ITEM #8B

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 June Third Friday and special event. The WBA is asking permission for the following items:

June 19th 2015

Permission to utilize city sidewalks/property Biddle from Eureka to Chestnut (East and West)

Permission to utilize the theatre lot

Permission to utilize Elm Street for the placement of the Showmobile

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 & 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: JUNE 8<sup>TH</sup>, 2015      AGENDA ITEM #9

ITEM: City of Wyandotte Brownfield Redevelopment Authority Fund Amended Deficit Elimination Plan (Revised)

PRESENTER: Robert J. Szczechowski, Deputy Treasurer/Assistant Finance Director

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: For the fiscal year ending 9/30/14, the Brownfield Redevelopment Authority Fund reported a deficit in unrestricted net assets. The Michigan Department of Treasury requires a deficit elimination plan documenting the elimination of the deficit within five years. The deficit began with the year ended 9/30/10 and the initial plan was approved on 6/27/11. The state is requiring an update to the plan since our original plan did not meet the 9/30/14 projection.

STRATEGIC PLAN/GOALS: To comply with all the requirements of our laws and regulations. The amended plan will achieve the goal of eliminating the deficit by 9/30/15, as required by the Michigan Department of Treasury.

ACTION REQUESTED: Adopt the attached budget amendments and resolution concurring with the Deputy Treasurer/Assistant Finance Director's recommendation of the Amended Brownfield Redevelopment Authority Fund Deficit Elimination Plan.

BUDGET IMPLICATIONS & ACCOUNT NUMBERS: See attachment C.

IMPLEMENTATION PLAN: The resolution and all necessary documents will be forwarded to the Michigan Department of Treasury for its approval.

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur with recommendation.

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Concur with recommendation.

LIST OF ATTACHMENTS:

1. Actual and Budget Projections (Attachment A)
2. Unrestricted Net Asset Calculation (Attachment B)
3. Budget Amendments (Attachment C)
4. Journal Entry (Attachment D)
5. State of Michigan email with attachment

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: JUNE 8<sup>TH</sup>, 2015      AGENDA ITEM #10

ITEM: The Rezoning of the former McKinley School 640 Plum

PRESENTER: Mark A. Kowalewski, City Engineer; Todd A. Drysdale, City Administrator and Ben Tallerico, City Planner

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, Todd A. Drysdale, and Ben Tallerico

BACKGROUND: The Planning Commission held a public hearing on July 17, 2014, wherein they recommended denying the rezoning request. The City Council took no action on the proposed rezoning request and directed the City Engineer to schedule a public hearing at the Copeland Center to allow Coachlight Properties to present their proposed development and answer the public's questions. The public hearing took place at the Copeland Center on September 24, 2014.

The City's Planning Consultant's recommendation regarding the rezoning is attached.

The Planned Development District (PD) requires the proposed property owner to apply to the City Council with a preliminary plan of the entire area in such detail to show the land use being requested. The City Council refers this plan to the Planning Commission to hold a public hearing. The Planning Commission reviews said plan and makes recommendation to the City Council. City Council has authority to approve the preliminary plan which is approval of the use and serves as guidance for preparation of a final plan. The final plan is submitted to the City Council for referral to the Planning Commission who then makes a recommendation to City Council. Once City Council approves the final plan, an ordinance is adopted.

Based on the above, the City Council is requested to rezone the property to PD.

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

**ACTION REQUESTED:** Approve the application for rezoning for the former McKinley School, 640 Plum Street, from RA (Single Family Residential District) to PD (Plan Development District) and refer same to the Legal Department to prepare the proper ordinance amendment.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** Future taxable value in the City including TIFA.

**IMPLEMENTATION PLAN:** Authorized the Legal Department to prepare the Ordinance and proceed with first and final readings.

**COMMISSION RECOMMENDATION:**

**CITY ADMINISTRATOR'S RECOMMENDATION:** TDrysdale

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:** Joseph R. Peterson

**LIST OF ATTACHMENTS:**

Planning Commission Minutes of July 7, 2014

City Council Resolution of July 21, 2014, no action on rezoning schedule public hearing at Copeland Center.

Minutes of Public Meeting at Copeland of September 24, 2014

Ben Tallerico, City's Planning Consultant recommendation

Monday, June 01, 2015

Mayor & City Council City of Wyandotte 3131 Biddle Ave.  
Wyandotte, MI 48192

Monday, June 01, 2015;

Honorable Mayor and City Council Members;

The history and heritage of a place creates a distinctness of character that enhances self-identity and adds to the quality of life. Historic preservation is the most visible way of highlighting that heritage.

The goal of preservation is not simply to save the old, but to bring to life that which lies within the old for the purpose of enriching our lives. It involves the appreciation of something created in the past, restored and enjoyed in the present and secured for future generations.

Concerning the recent discussions on the McKinley School project at 640 Plum, we have compiled some information regarding the history of the school property denoting its historic nature.

There has been a school on the site of the present day McKinley since 1872, the Third Ward School. In 1901, a two-story, eight-room brick building replaced this first Third Ward School. It was given the name "McKinley School" because of a resolution introduced and unanimously accepted by the Board of Education that Wyandotte school buildings be named after martyred presidents of the United States.

On May 7, 1939, the cornerstone was laid for the existing McKinley building, with the school being dedicated on March 11, 1940. Designed by architect C.R. Jensen in a classic and detailed Art Deco style, it was intended to hold 690 children at a cost of \$281,608 of city money and \$178,500 Federal Grant. The bricks of the old building were removed to recycle to construct the wall at the Roosevelt High School athletic field.

Unlike the old McKinley, the new McKinley rooms were built for special instruction, including art, health, science and kindergarten. There was also an auditorium and a library. The kindergarten room had (and still has) a built-in tiled sandbox, aquarium, built-in benches and fireplace with unique tiles. The building contains marble and quartz Terrazzo floors, and tile walls. Many of the whimsical decorative tile surrounds of fireplaces and drinking fountains are believed to be from the Detroit Pewoboc tile company.

From an undated Wyandotte Herald article: "Mosaic tile work in the halls of the first floor deserve special mention. The designs were made by Superintendent F. W. Frostic and his daughter, Gwendelyn [Gwen Frostic, renowned 20th century Michigan artist]. One shows the sun, with the other planets in their actual comparative size and approximate relation; another gives the four principal points of the compass." Of note, the planet Pluto is not included in this celestial representation. Although Pluto was discovered in 1930, it wasn't commonly accepted as a planet at the time the school was built.

Issues of historic preservation and the education thereof are of great interest of the Wyandotte Cultural and Historical Commission, and are considered to be among their most prime directives. Effective preservationists know that a wide range of considerations sometimes tip the balance in favor of replacing the old with the new. At other times they make their stand. Each situation needs to be considered on its own merits and in its wider context.

In 2007, the City of Wyandotte was designated a Preserve America community by the federal government, which supports adaptive reuse of historic structures. We hope this information will assist in determining the future of this historic and valued property.

Sincerely,

Jody L. Egen, Director of Museums and Cultural Affairs

Wally Hayden, President, Wyandotte Cultural & Historical Commission

**CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: JUNE 8<sup>TH</sup>, 2015      AGENDA ITEM #11B**

ITEM: Fair Housing Act (Senior Living Communities)

PRESENTER: Todd A. Drysdale, City Administrator

INDIVIDUALS IN ATTENDANCE: N/A

BACKGROUND: During the discussion at the City Council Meeting held on May 11, 2015, Councilman Miciura opined that the creation of a residential living facility with an age restriction would violate the Fair Housing Act (FHAct). Attached you will find an opinion from the Department of Legal Affairs refuting those statements.

Note that the FHAct does not even apply to age requirements but does address housing opportunities for families. A quick and cursory review of the website for the Federal Department of Housing and Urban Development ([www.hud.gov](http://www.hud.gov)) clearly states the following as it relates to familial status:

**Senior Housing Exemption**

Although the FHAct was amended in 1988 to prohibit discrimination on the basis of disability and familial status, Congress intended to preserve housing specifically designed to meet the needs of senior residents. Housing that meets the FHAct definition of housing for older persons is exempt from the law's familial status requirements provided that:

HUD has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or  
It is occupied solely by persons who are 62 or older or  
It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Therefore, housing that satisfies the legal definition of senior housing or housing for older persons described above, can legally exclude families with children.

Considering that there are two (2) senior housing facilities already in the City of Wyandotte, it is not a surprise that the proposed redevelopment of McKinley Elementary School to an age 55+ senior housing facility does not violate Federal law.

STRATEGIC PLAN/GOALS: To stand for all requirements of our laws and regulations.

ACTION REQUESTED: Receive and place on file.

BUDGET IMPLICATIONS & ACCOUNT NUMBER: N/A

IMPLEMENTATION PLAN: N/A

COMMISSION RECOMMENDATION: N/A

CITY ADMINISTRATOR'S RECOMMENDATION: Concur

LEGAL COUNSEL'S RECOMMENDATION: N/A

MAYOR'S RECOMMENDATION: Joseph R. Peterson

LIST OF ATTACHMENTS: 1. Correspondence from the Department of Legal Affairs Fair Housing Act

CITY OF WYANDOTTE REQUEST FOR COUNCIL ACTION  
MEETING DATE: JUNE 8<sup>TH</sup>, 2015                      AGENDA ITEM #11C

ITEM: File #4630 Qualifications for Redevelopment of McKinley School

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

INDIVIDUALS IN ATTENDANCE: Mark A. Kowalewski, Todd A. Drysdale, Giuseppe DiSanto and Tim Morgan

BACKGROUND: At the June 2, 2014, City Council meeting a Letter of Intent (LOI) was approved with Coachlight Properties for the sale for the former McKinley School Site, 640 Plum Street. The LOI indicates Coachlight Properties will request the City to pursue rezoning of the property to Planned Development (PD). There is a separate agenda item regarding the rezoning. During the public meeting at the Copeland Center on September 24, 2014, one (1) audience participant indicated that there is a development in Ypsilanti that converted an existing school into senior housing and it looks very nice. This comment resulted in Coachlight Property representatives, City Staff, Planning Commission Members and some City Council Members to visit Cross Street Village in Ypsilanti. All Council Members were invited to view this property. Attached is a pamphlet from this redevelopment. In addition, pictures will be shown during the Council meeting of this development. An additional public meeting was held on April 22, 2015, to review Coachlight Properties revised proposal. Attachment C is a summary of this meeting.

Based on visits to Cross Street Village and the public hearing at Copeland Center, Coachlight Properties desires to amend their LOI to include the following changes:

**PROPOSED**

Existing building will be maintained

Number of units will be reduced to 70

Parking will be provided at a rate of 1.5 parking spaces per unit

Any additions to the building will be of same architectural style as existing building

LOI will expire six (6) months after rezoning to Planned Development (PD) is approved with option to extend monthly for an additional six (6) months at \$6,000

**CURRENT**

Demolition of east and west portion of building. Keeping gym, auditorium, community space, library, kitchen, support offices and remodel for four (4) units

Total 91 units (new three story 60 unit building on west side, new three (3) story 27 unit building on east side and four (4) remodeled units)

95 Parking spaces provided or one (1) parking space per unit

LOI silent on architectural style although City Council has review via Planned Development Zoning requirements Expires after six (6) months

Three (3) options are included in this communication for this property (attached). First Option is to redevelop the property for market rate apartments for seniors (55 years or older). Second Option is the demolition of building and sale of vacant property for the construction of single family homes. Third Option is no action or leaves the building "as is".

The First Option would generate revenue of approximately \$171,000 per year in taxes. The Second Option would require additional investment on the City's part of at least \$632,000 to demolish the school and provide infrastructure improvements. Annual taxes would be between \$45,000 and \$70,000 annually.

There currently is a diminished interest in the building of new single family homes as evidenced by the City's current inventory of 70 lots for sale. The Third Option is to do nothing. This creates continued maintenance costs of approximately \$23,590 annually. Since the building has been vacant there have been 217 incidents dispatched by the Police Department. This includes juvenile complaints, malicious destruction of property, breaking and entering, suspicious incidents and person as well as other problems. This vacant school has created an atmosphere of blight which has increased crime and lessens property values.

A competent successful developer has submitted a proposal to redevelop this school in accordance with the First Option. The Developer has successfully completed 30 similar multifamily developments with approximately 1,800 units. Their proposal has been amended to accommodate the input from the neighborhood. In addition, the neighborhood will have various opportunities to continue to provide input on this development. A Sales Agreement would need approval by City Council to proceed beyond the LOI. The Planned Development Zoning requires a preliminary and final plan to be submitted to the Planning Commission for recommendation and approval by the City Council. This is at least five (5) opportunities for the public to provide additional input.

The attached article indicates there is a need for senior housing with the demand increasing approximately 18,000 units per year nationally.

The recommendation is to proceed with entering into the revised LOI and authorize the Mayor and City Clerk to sign the revised LOI (attached).

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

**ACTION REQUESTED:** Authorize the Mayor and City Clerk to execute the revised LOI.

**BUDGET IMPLICATIONS & ACCOUNT NUMBER:** N/A

**IMPLEMENTATION PLAN:** Enter into the revised LOI and work towards the development of Senior Housing.

**COMMISSION RECOMMENDATION:**

**CITY ADMINISTRATOR'S RECOMMENDATION:** .TDrysdale

**LEGAL COUNSEL'S RECOMMENDATION:**

**MAYOR'S RECOMMENDATION:**

**LIST OF ATTACHMENTS:**

City Council Resolution of June 2, 2014, approval of LOI

Pamphlet from Cross Street Village

Public meeting at Copland of April 22, 2015

Summary of Options, including summary of 217 Police incidents

Letter from City Assessor regarding potential future taxes

Article from Plante Moran regarding senior housing

Revised Letter of Intent (LOI)

#### REPORTS AND MINUTES

Daily Cash Receipts	May 29, 2015	\$6,745.25
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Municipal Service Commission	May 27, 2015	
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#### CITIZENS PARTICIPATION

Chris Calvin, 466 Sycamore, many individuals involved in McKinley area improvements. Supports McKinley Project.

Richard Miller, 1202 -2<sup>nd</sup>, Jim Johnston was primary individual who helped service McKinley area projects. Do what's best for the whole City.

Dave Shalda, 712 Hudson, sweepers need to slow down when cleaning streets.

Zachary Welch, 541 Cherry, look at the City as a whole in your decision with McKinley Project.

Sharon Lapp, 536 Orange, supports McKinley Project.

James Gillon, 547 Plum, go forward with McKinley Project.

Loree Falandysz, 509 Pine, traffic/parking is the issue with McKinley Project.

RECESS

RECONVENING

ROLL CALL

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

Absent: Councilperson Galeski

RESOLUTIONS

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

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

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

ROLL ATTACHED

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council hereby GRANTS permission to the Paint the Town Pink committee to utilize BASF Park for their 4th Annual Family Fun Run Walk and Roll to take place on October 3, 2015 and hereby waives the fee for the use of the Gazebo upon Recreation Commission approval and the execution of a Hold Harmless Agreement as prepared by the Recreation Department. AND FURTHER that all rules of park operation be adhered to including the use of the NORTH END only of 1/2 of the parking lot the day of the race to accommodate a prior scheduled event on October 3, 2015.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the J.S. Vig Construction Company regarding the use of the sidewalk adjacent to Maple Street for exterior renovation at 3061-3063 Biddle Avenue is hereby APPROVED provided the appropriate Hold Harmless Agreement is executed.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from Anthony and Stephanie Miello, 3936-6th Street, Wyandotte supporting the rezoning of the former McKinley School at 640 Plum is hereby received and placed on file.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communications from various neighbors surrounding the McKinley School area supporting the senior living development are hereby received and placed on file.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council hereby APPROVES the purchase of and authorizes the Superintendent of Recreation to submit the order for a Stancor Submersible Pump model P-40CS-2 from Stancor Corporation in the amount of \$4,588.30 (includes shipping) for the City of Wyandotte Golf Course Pond on Hole # 5; funds to be derived from account # 525-750-850-540.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council acknowledges receipt of the communication from the City Administrator regarding the potential consolidation of the 27th District Court with the 28th District Court and CONCURS with the recommendation to participate in an analysis of the costs associated with a potential merger with the City of Southgate and City of Riverview with the City of Wyandotte's cost estimated to be \$3,365. AND BE IT FURTHER RESOLVED that the Council CONCURS with the recommendation to utilize Plante & Moran, PLLC for this engagement.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the recommendation therein and hereby declares said position vacant and authorizes the filling of such vacancy and FURTHER RESOLVED that Council APPROVES the hiring of Thomas M. Powers as a Laborer/Equipment Operator in the Department of Public Services contingent on the successful completion of physical and drug screen examination.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the Special Event coordinator and hereby APPROVES the contract between the City of Wyandotte and the Wyandotte Goodfellows and the Old Time Ballplayers for the 2015 Street Art Fair Parking Concession including the following stipulation; \$5.00 per vehicle and \$20 per vendor vehicle; if the Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association collects under \$18,000 they will split the collection 50% with the City of Wyandotte. The maximum amount the City would receive is \$10,000; any revenues over \$18,000 will go to the Wyandotte Goodfellows/Wyandotte Old Time Ball Players Association.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the Special Event coordinator and hereby APPROVES the request from the Wyandotte Business Association to utilize various streets including Elm Street and theatre lot for the placement of the Showmobile on Friday, June 19, 2015. AND BE IT FURTHER RESOLVED that said resolution be forwarded to the Department of Public Service for coordination of same.

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

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that WHEREAS, the financial statements of the City of Wyandotte show a deficit in the Brownfield Redevelopment Authority Fund net assets and WHEREAS, The City of Wyandotte is required to adopt a Deficit Elimination Plan that addresses said deficit in the Brownfield Redevelopment Authority Fund's net assets; and WHEREAS, Staff has prepared the attached proposed Amended Deficit Elimination Plan along with budget amendments to address the requirement; now therefore BE IT RESOLVED by the City Council that Council adopts the attached Amended Deficit Elimination Plan, approves the budget amendments; and BE IT FURTHER RESOLVED that the Deputy Treasurer/Assistant Finance Director be and hereby is directed to make any necessary filings of the Amended Deficit Elimination Plan to ensure compliance with accounting requirements.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

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

NAYS: None

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the City Engineer , City Administrator and City Planner regarding the rezoning of the former McKinley School Site 640 Plum street is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council CONCURS with the recommendation of the City Engineer, City Administrator and City Planner and refers the rezoning from RA (Single Family Residential District) to PD (Plan Development District) to the City Attorney to prepare the proper ordinance.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Sabuda, Schultz, Stec, Mayor Peterson

NAYS: Councilmembers Fricke, Miciura

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the Director of Museums and Cultural Affairs and the President of the Wyandotte Cultural & Historical Commission regarding the McKinley School project at 640 Plum is hereby received and placed on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

ROLL ATTACHED

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that Council acknowledges receipt of the communication from the City Administrator regarding the Fair Housing Act and hereby receives and places it on file.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Lawrence Stec

Supported by Councilperson Sheri M. Fricke

YEAS: Councilmembers Fricke, Sabuda, Schultz, Stec

NAYS: Councilmember Miciura

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the communication from the City Engineer and City Administrator relative to File # 4630 Qualifications for Redevelopment of McKinley School is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council authorizes the Mayor and City Clerk to execute the revised "Letter of Intent" with Coachlight Property for the development of Senior Housing on the former McKinley School Site, 640 Plum Street.

I move the adoption of the foregoing resolution.  
MOTION by Councilperson Lawrence Stec  
Supported by Councilperson Donald Schultz  
YEAS: Councilmembers Fricke, Sabuda, Schultz, Stec  
NAYS: Councilmember Miciura

Wyandotte, Michigan June 8, 2015

RESOLUTION by Councilperson Lawrence Stec

RESOLVED by the City Council that the total bills and accounts in the amount of \$594,737.80 as presented by the Mayor and City Clerk are hereby APPROVED for payment.

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

ADJOURNMENT

MOTION by Councilperson Lawrence Stec  
Supported by Councilperson Sheri M. Fricke  
That we adjourn.  
Carried unanimously  
Adjourned at 9:39 PM  
June 8, 2015

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William R. Griggs, City Clerk