

CITY OF WAYNE
REGULAR CITY COUNCIL MEETING NO. 2011-26
TUESDAY, AUGUST 16, 2011 - 8:00 P.M.
WAYNE CITY HALL
3355 SOUTH WAYNE ROAD

A regular meeting of the Wayne City Council was held on Tuesday, August 16, 2011, at 8:00 p.m. in the Council Chamber of Wayne City Hall, 3355 South Wayne Road.

Mayor Haidous called the meeting to order at 8:00 p.m. and led the Council and the audience in the Pledge of Allegiance to the Flag.

Members Present: Mayor Abdul H. Haidous, Mayor Pro Tem Donna M. McEachern, Albert M. Damitio, Pamela S. Dobrowolski, Susan M. Rowe, Mathew P. Mulholland, James K. Henley

Members Absent: None

Also Present: Paul F. Bohn, City Attorney; Robert C. English, City Manager; Matthew K. Miller, City Clerk

A moment of silence was held for Tom Tucker.

08-11-0301 Motion by Rowe, seconded by McEachern and unanimously carried, it was resolved to approve the Minutes of the Regular Meeting of August 2, 2011, as printed.

A presentation was made to the City Council by Bob Brown of The Senior Alliance.

A public hearing was held to consider a tax abatement amendment for Ford Motor Company. Peter J. McInerney presented the process to the City Council. Jeff Donofrio from Ford Motor Company explained the investment in the property.

Councilman Damitio questioned what is happening at the Wayne Assembly Plant.

08-11-0302 Motion by Damitio seconded by Mulholland and unanimously carried, it was resolved to close the public hearing and adopt the following resolution:

RESOLUTION #08-11-302
APPROVING APPLICATION OF FORD MOTOR COMPANY
TO AMEND INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE No. 2009-287

WHEREAS, On May 4, 2009, following a duly noticed public hearing, the City Council of the City of Wayne approved two applications, each dated April 17, 2009, filed by the Ford Motor Company for tax abatement pursuant to Public Act 198 of 1974, as

amended (“the Act”) with a combined estimated taxable investment at that time of \$230 million, consisting of \$184 million in an Industrial Development District (approved Certificate No. 2009-287) and \$46 million in a Plant Rehabilitation District (approved Certificate No. 2009-288) to convert the body, paint and final assembly areas of the former Michigan Truck Plant (MTP) and the stamping area of the former Wayne Stamping Plant into a flexible manufacturing facility that can produce smaller more fuel efficient unibody vehicles off a global c-car platform; and

WHEREAS, On July 14, 2011, the Ford Motor Company filed an application to amend Industrial Facilities Exemption Certificate No. 2009-287 due to Ford’s plan to increase total project costs from \$184,000,000.00, by an additional projected taxable investment of \$123,757,494.00, to a revised total project cost of \$307,757,494.00 by September 1, 2012 for derivatives of the existing common platforms applied for in the original abatement application and would add new features and unique designs; and

WHEREAS, On August 16, 2011, before acting on the application dated July 14, 2011, the City of Wayne City Council held a duly noticed public hearing, at which time members of the public, as well as representatives of the legislative body of each taxing unit which levies ad valorem property taxes in the City were invited to attend and be heard; and

WHEREAS, the completion of the facility and installation of the new machinery and equipment is still calculated to, and will at the time of issuance of the amended certificate, have the reasonable likelihood to retain, create or prevent the loss of employment in Wayne; and

WHEREAS, the aggregate state equalized value of property proposed to be exempt from ad valorem taxes within the City of Wayne, after granting this certificate, considered together with the aggregate state equalized value of property exempt under certificates previously granted and currently in force, will exceed 5% of the state equalized value of the City of Wayne; and

WHEREAS, the City of Wayne and the Ford Motor Company have, as required by the Act, entered into a written agreement, dated September 15, 2009, previously filed with the Michigan Department of Treasury;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Wayne City Council finds and determines that the requested amendment to Industrial Facilities Exemption Certificate No. 2009-287 for additional investment, considered together with the aggregate amount of certificates previously granted and currently in force under the Act, shall not have the effect of substantially impeding the operation of the City of Wayne or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Wayne.

2. The application of the Ford Motor Company, dated July 14, 2011 to amend Industrial

Facilities Exemption Certificate No. 2009-287 by (1) increasing the total project costs to \$307,757,494.00 due to an additional projected taxable investment of \$123,757,494.00 from the previously approved total of \$184,000,000.00 and (2) extending the construction and installation end date to September 1, 2012, is hereby approved.

3. The Mayor and City Clerk are hereby authorized to execute the formal documents as required by law and the City Manager or City Manager's designee is authorized to execute the necessary documents as permitted by law.

08-11-0303 Motion by McEachern, seconded by Dobrowolski and unanimously carried, it was resolved to approve the Special Event Permit from Cross Pointe Community Church in Goudy Park on September 10, 2011 from 12:00 p.m. - 9:00 p.m., and to waive all fees.

08-11-0304 Motion by Damitio, seconded by Mulholland and unanimously carried, it was resolved to approve Site Plan #2011-07, Ford Motor Company, 37625 Michigan Avenue, subject to the following conditions which have been approved by the Planning Commission and shall be implemented prior to the issuance of a Site Development Permit:

1. That the applicant shall obtain the necessary permits and pay the required fees from all City Departments (Building, Engineering, Fire, Water).
2. That a demolition permit shall be secured and all utility issues addressed prior to the issuance of the permit.
3. That four sets of fully dimensioned, drawn to scale building plans shall be reviewed and approved by the City prior to any construction.
4. That two sets of fully dimensioned, drawn to scale engineering plans that show elevations and grading shall be reviewed and approved by the City prior to any construction.
5. That the applicant shall submit the compliance documents from Hydro Design for the Cross Connection/Back Flow Prevention Program.
6. That the applicant shall coordinate with the Fire Department the removal of all roof top units.
7. That any changes or modifications in the fire alarm or suppression systems shall be approved by the Fire Department.
8. That access to the entire complex shall be provided during the demolition and construction.
9. That the Police Department information shall be submitted (business registration).
10. That all conditions at this site shall be completed before the issuance of a Certificate of Occupancy.

Richard Herzberg, Ford Motor Company and Michael Abraham, Gala & Associates, representatives for the project, accepted the conditions without exception.

08-11-0305 Motion by Rowe, seconded by Dobrowolski and unanimously carried, it was resolved to approve Site Plan #2011-08, Wayne Industries, 4060 Elizabeth Street, subject to the following conditions which have been approved by the Planning Commission and shall be implemented prior to the issuance of a Site Development Permit:

1. That the applicant shall obtain the necessary permits and pay the required fees from all City Departments (Building, Engineering, Fire, Water).
2. That two sets of fully dimensioned, drawn to scale engineering plans that show elevations and grading shall be reviewed and approved by the City prior to any construction.
3. That the applicant shall contact Hydro Design for inspection for the Cross Connection/Back Flow Prevention Program.
4. That a Certificate of Occupancy Inspection shall be completed for the building.
5. That the Police Department information shall be submitted (business registration and traffic enforcement letters).
6. That all traffic enforcement signs shall conform to the Michigan Manual of Uniform Traffic Control Devices.
7. That a landscape plan shall be submitted, reviewed and approved in conformance with Chapter 1281.
8. That all conditions at this site shall be completed before the issuance of a Certificate of Occupancy.

Chris Burcham, Wayne Industries, representative for the project, accepted the conditions without exception.

08-11-0306 Motion by McEachern, seconded by Rowe and unanimously carried, the following resolution was adopted:

RESOLUTION

WHEREAS, bids were requested for Ice Arena Concessions; and

WHEREAS, one (1) bid was received, opened and publicly read by the City Clerk at 11:00 a.m., Monday, June 27, 2011, in the Council Chambers of City Hall as follows:

Terry Kucharski-Great Lakes Ice Maint.	\$200.00 (peak months; Sept.-Feb.)
Westland, MI	\$100.00 (non-peak; March-May)
Steve Klein-Vision Lanes, Westland, MI	No Bid
Tamara Smith, Westland, MI	No Bid
Sterling Services, Canton, MI	No Bid

WHEREAS, the bids were sent to the Department for evaluation and recommendation has been received;

NOW, THEREFORE, BE IT RESOLVED, that the low bid submitted by Great Lakes Ice

Maintenance, Westland, Michigan in the amount of \$200.00 (peak months; Sept.-Feb.) and \$100.00 (non-peak; March-May), be accepted in the best interest of the City subject to a written contract acceptable to both the City and the vendor.

By consensus of Council, Communication and Reports were received and filed or acted upon as indicated:

- a. Letter from Debbie Stabenow, United States Senator, regarding Community Service Block Grants (CSBG)
- b. Memo from the Parks & Recreation Director concerning upcoming programs
- c. Memo from the Community Development Director regarding the Friends, People Helping People program, which will be held on Saturday, September 10, 2011

Ed McMurray made a presentation about the Friends program.

- d. Letter from Judy Oldani, Executive Director of International Visitors Council of Metropolitan Detroit concerning their visit to Wayne

08-11-0307 Motion by Rowe, seconded by McEachern and unanimously carried, it was resolved to approve Weed List No. 7.

08-11-0308 Motion by McEachern, seconded by Dobrowolski and unanimously carried, it was resolved to approve declaring 31720 Van Born Road, a Hazard/Nuisance, on an emergency basis, and assess the charges to the owner of record.

08-11-0309 Motion by Rowe, seconded by McEachern and unanimously carried, it was resolved to table the authorization of \$5,000 from the Downtown Development Authority (DDA) funds, to assist in the securing of a contract with Mr. Andy Bergholtz, for the HalloWAYNE Festival until further review.

Councilman Mulholland excused himself from the City Council Table because of conflict of interest.

08-11-0310 Motion by McEachern, seconded by Damitio and carried by a 5-1 vote (Rowe nay and Mulholland abstained), it was resolved to table the resignation of Mathew P. Mulholland from the City Council.

Discussion from Councilwoman Rowe.

08-11-0311 Motion by McEachern, seconded by Henley and carried by a 5-1 vote (Rowe nay and Mulholland abstained), it was resolved to approve the confirmation of the Appointment of Mathew P. Mulholland as Personnel Director/Economic

Development Specialist.

08-11-0312 Motion by McEachern, seconded by Damitio and unanimously carried, it was resolved to accept the resignation of Mathew P. Mulholland from the City Council.

Upon the request of Mayor Haidous for comments from persons in the audience on matters not covered by the Council Agenda, the following were expressed:

Harold Hamilton, 35620 Richard Street, commented about installing a wind turbine in his back yard.

Angela Talo commented about the Millennial Mayor's Congress.

Ron Roberts announced the candidates forum on September 21, 2011 and wants the tape to go on the community access channel.

Chris Sanders made a comment about the re-use of the Senior Center and the candidates forum.

Upon the request of Mayor Haidous for comments from members of the City Council on matters not covered by the Council Agenda, the following were expressed:

Councilwoman Rowe requested information be passed on to the City Council from U.S. Representative Kurt Heise.

Councilwoman Dobrowolski commended Wayne High's music program for winning the Big Lots contest.

Councilman Henley thanked Angelo Talo for her service to the Millennial Mayor's Congress and thanked Susan Rowe for her coordination with the Michigan Suburbs Alliance.

08-11-0313 Motion by Henley, seconded by Damitio and unanimously carried, it was resolved to approve the reappointment of Angela Talo to the Millennial Mayor's Congress.

Councilman Mulholland wished Katrina Guisgand well on her retirement, recommended everyone get ready to run a fitness training program, thanked everyone for their support and the privilege to serve as a City Council Member.

Mayor Pro Tem McEachern thanked Matt Mulholland for his years of service, asked for an update of the Elizabeth Street railroad crossing, thanked Pizza Hut, State Wayne Theater and Dairy Queen for all of their help in her grand-daughter's wedding.

Mayor Haidous would like everyone to continue working together.

08-11-0314 Motion by Rowe, seconded by Dobrowolski and unanimously carried, it was resolved to accept the Consent Calendar without exception as follows:

- a. Personnel Board Minutes of June 20
- b. Planning Commission Minutes of August 9
- c. Housing Commission Minutes of July 13
- d. Commission on Aging Minutes of July 12

08-11-0315 Motion by Rowe, seconded by Dobrowolski and unanimously carried, it was resolved to adjourn the meeting at 10:05 p.m.

Abdul "Al" Haidous
Mayor

Matthew K. Miller
City Clerk

Abstract published August 25, 2011