

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

SEPTEMBER 23, 1997

97-490 The meeting was called to order at 8:02 p.m. by Council Chairman Joseph V. Kosinski.

Roll Call showed the following:

Present: Councilman Kenneth R. Baron, Councilwoman Margaret M. Horvath, Council Chairman Joseph V. Kosinski, Councilman Daniel S. Paletko, Councilman Frank J. Slomzenski, Councilman Donald R. Wyatt.

Absent: Councilman Gregg Zulinski.

Also Present: Mayor Canfield, Administrative Assistant Heise, Corporation Counsel Berry-Harris, Deputy Clerk Robbins, Treasurer Riley, Comptroller Barrow, Building & Engineering Director Opalewski, Human Resources Director Sullivan, Police Chief Webber, Fire Chief Langlois, Recreation Director Grybel, Public Service Administrator Blackburn, Community Development Director Oliverio.

The Pledge of Allegiance was led by City Beautiful Award participants.

City Beautiful Summer Beautification Awards were presented by Mayor Canfield and City Beautiful Commissioner Bettysue Pisula.

Summer Floral Landscaping Program plaques were awarded to:

Peter & Sharon Rettich, 25586 Graceland Circle (backyard)
Eve Scott, 5514 Cranbrook (backyard)
Kathy Canini, 27044 Havelock
Beverly & Jay Webb, 4995 Kingston
Debbie & Mike Trezil, 4450 West Point
Jeff & Elaine Jamieson, 8320 Silvery Lane
Warren Valley Golf Course, 26116 Warren Road
Ram's Horn of Dearborn Heights, 4900 S Telegraph

Mayor Canfield stated there were 533 residential and 45 commercial participants this year who received signed certificates.

97-491 Motion by Councilman Baron, seconded by Councilman Wyatt, that the Agenda for the Regular Meeting of September 23, 1997, be approved as submitted with the removal of Agenda Item 10-A (Vacation of Alley), not sufficiently completed.

Motion adopted.

97-492 Motion by Councilman Wyatt, seconded by Councilman Baron, that the Minutes from the Regular Meeting of September 10, 1997, be approved as submitted.

Motion adopted.

The Public Hearing for the Brownfield Redevelopment Authority and Designation of the Brownfield Redevelopment Zone was called to order at 8:10 p.m. by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski waived the reading of the official Notice of Public Hearing as follows:

TO ALL INTERESTED PERSONS IN THE CITY OF DEARBORN HEIGHTS:

PLEASE TAKE NOTICE that the City Council of the City of Dearborn Heights, County of Wayne, Michigan, will hold a public hearing on Tuesday, the 23rd day of September, 1997, at 8 o'clock, p.m., prevailing Eastern Time in the Council Chambers in City Hall, 6045 Fenton Avenue, Dearborn Heights, Michigan, to consider the adoption of a resolution establishing a Brownfield Redevelopment Authority for the City of Dearborn Heights and designating the boundaries of a brownfield redevelopment zone, pursuant to Act 381, Public Acts of Michigan, 1996.

PROPOSED BOUNDARIES OF THE BROWNFIELD REDEVELOPMENT ZONE

The boundaries of the proposed brownfield redevelopment zone within which the Brownfield Redevelopment Authority shall exercise its powers are as follows:

The brownfield redevelopment zone shall include all property in the City of Dearborn Heights and the boundaries of the zone shall be identical to the boundaries of the City of Dearborn Heights, as defined in Section 1.1 of the City Charter.

The City Council may not incorporate land into the zone not included in the description above, but it may eliminate described lands from the zone in the final determination of the boundaries without additional notice.

All the public hearing, all citizens, taxpayers, officials from a taxing jurisdiction whose millage may be subject to capture under a brownfield plan in the proposed zone, and property owners of the City of Dearborn Heights desiring to address the City Council shall be afforded an opportunity to be heard in regard to the establishment of the Brownfield Redevelopment Authority and the boundaries of the proposed brownfield redevelopment zone. The City will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing, to individuals with disabilities upon five (5) business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City Clerk.

FURTHER INFORMATION may be obtained from the City's Community Development Department located at 26155 Richardson, Dearborn Heights, Michigan 48127, or by calling them at (313) 277-7844.

THIS NOTICE is given by order of the City Council of the City of Dearborn Heights, Michigan. Helene S. Sheridan, City Clerk, published August 28, 1997 and September 18, 1997. No other communications, Mr. Chairman.

Community Development Director Oliverio stated the City's future is redevelopment with our goal being the development of undeveloped properties. The Brownfield Redevelopment Authority allows communities to utilize property underutilized or polluted. We have developed a plan and consultant team which includes Wade/Trim, Malcolm/Perney and Plunkett & Clooney.

Mr. Nick Lomako, Wade/Trim stated the Brownfield Authority deals with properties to be known to have contaminants to make them predisposed to redevelopment. Corporate limits will be the City boundaries. Authority can capture all taxes and offer incentive program to developers interested in participating with tax incentives.

Council Chairman Kosinski asked the Council or anyone in the audience who would like to comment.

Mike Reid, 25553 New York Avenue asked "Where are some of the places marked as a Brownfield?"

Community Development Director Oliverio replied "None."

Mr. Reid asked "What is environmental contamination?"

Community Development Director Oliverio replied "That would be up to the EPA to determine."

Mr. Reid asked "Does this Brownfield cover contaminated soil?"

Nick Lomako responded "If there is contamination then there would be testing to determine level of contamination."

Council Chairman Kosinski asked if there were any more questions, hearing none, he asked for a motion to close the public hearing.

97-493 Motion by Councilman Paletko, seconded by Councilman Baron, that the Public Hearing be closed.

The Public Hearing closed at 8:24 p.m.

97-494 Motion by Councilman Baron, seconded by Councilman Paletko, that Current Claims 6-1 through 6-25, be approved as submitted.

1. ALEXSIS, INC. - Re-Insurance Cost 07/01/95 - 06/30/97 - Inv. #27203 dated 08/15/97 from A/C 101-200-724-000 (Workers Compensation) \$4,035.96. General Govt.
2. CENTRAL WAYNE COUNTY SANITATION AUTHORITY - Monthly Requirement Debt & Operations - Inv. dated 09/09/97 from A/C 101-200-810-000 (Sanitation) \$169,684.00. General Govt.
3. COMERICA SECURITIES - Interest Due Energy Savings & Street Sweepers - Inv. dated 10/01/97 from A/C 101-200-965-000 (Energy Savings) \$18,452.50 and from A/C 101-200-996-001 (Street Sweepers) \$14,266.25. General Govt.
4. E & N CEMENT - Pavement Repairs - Two Inv.'s dated 09/13/97 from A/C 101-440-880-000 (Road Repairs) \$19,095.45 and from A/C 592-540-818-000 (Contractual Services) \$30,732.00. DPW-Water.
5. GARDEN CITY HOSPITAL - Workers Comp. Elbow Surgery - Ck. Req. dated 09/10/97 from A/C 101-200-724-000 (Workers Compensation) \$3,192.00. General Govt.
6. J.Q. INC. - Lawn Mowing Services - Various Invoices from A/C 101-200-963-000 (Sidewalks & Weeds) \$9,900.00. General Govt.
7. JOHNSON CONTROLS - Final Payment Energy Savings Program - Inv. #77348609 dated 04/15/97 from A/C 101-XXX-030-265 (Energy Savings) \$7,429.50. General Govt.
8. LAURA BERRY-HARRIS - Counsel Services August 1997 - Inv. dated 09/15/97 from A/C 101-210-826-000 (Counsel Services) \$5,104.44. Corp. Counsel.
9. GARY MIOTKE - Counsel Services August 1997 - Inv. dated 09/15/97 from A/C 101-210-826-000 (Counsel Services) \$2,620.00. Corp. Counsel.
10. MICHIGAN HUMANE SOCIETY - Animal Processing July 1997 - Inv. #5670 from A/C 101-200-806-000 (Animal Processing) \$2,921.00. General Govt.
11. OLSON CEMENT - Remove & Replace Curbs/Sidewalks/Handicapped Ramps - Inv. #764 dated 09/15/97 from A/C 103-960-972-097 (Curb Drops) \$98,551.00. Community Devel.
12. PAINTER & RUTHENBERG - Newsprint Delivered August 1997 - Inv. #11231 dated 09/02/97 from A/C 101-200-810-000 (Sanitation) \$1,950.00. General Govt.
13. QUAD-TRAN OF MICHIGAN - Data Processing Services September 1997 - Inv. #2700 dated 08/29/97 from A/C 101-130-818-000 (Contractual Services) \$3,135.00 and from A/C 101-130-728-000 (Office Supplies) \$2,090.25. District Court.
14. STATEWIDE SECURITY TRANSPORT - Prisoner Food & Lodging July 1997 - Inv. dated 08/28/97 from A/C 101-200-868-000 (Prisoner Food & Lodging) \$13,347.35. General Govt.
15. WADE-TRIM/ASSOCIATES - Assist City with CSO Permit Requirements - Inv.

- #54661 dated 08/20/97 from A/C 592-XXX-154-000 (Sewers) \$2,967.20. Water Dept.
16. WADE-TRIM/ASSOCIATES - Construction Engineering Madison Street Bridge - Inv. #54372 dated 08/13/97 from A/C 103-960-947-096 (Madison Bridge) \$1,383.50. Community Devel.
 17. WADE-TRIM/ASSOCIATES - DHT/Downriver Technical Assistance - Inv. #54659 dated 08/20/97 from A/C 592-XXX-154-000 (Sewers) \$233.00. Water Dept.
 18. WADE-TRIM/ASSOCIATES - Environmental Review - Inv. #54378 dated 08/13/97 from A/C 103-960-818-096 (Administration) \$230.00. Community Devel.
 19. WADE-TRIM/ASSOCIATES - Rouge Corrective Action Plan - Inv. #54384 dated 08/14/97 from A/C 592-XXX-154-000 (Sewers) \$2,560.50. Water Dept.
 20. WATSON WYATT WORLDWIDE - Various Pension Calculations - Inv. dated 08/13/97 from A/C 101-200-817-000 (Professional & Consult) \$5,927.00. General Govt.
 21. WAYNE COUNTY DEPARTMENT OF ENVIRONMENT - Refunding Bonds & CSO Bonds - Inv. #87235 dated 08/27/97 from A/C 592-905-992-003 (Bonds) \$777,735.00 and from A/C 592-905-992-001 (Bonds) \$126,955.00. Water Dept.
 22. WAYNE COUNTY DEPARTMENT OF ENVIRONMENT - Sewage Disposal Bonds - Inv. #87225 dated 08/27/97 and Inv. #87235 dated 08/27/97 from A/C 101-200-992-000 (Sewage Disposal Debt) \$5,989.99. General Govt.
 23. WAYNE COUNTY DEPARTMENT OF ROADS - Traffic Signal Maintenance 1/97-6/97 - Inv. #88315 dated 08/27/97 from A/C 101-440-925-000 (Traffic Signal Maint.) \$22,446.27. DPW-Highway.
 24. WEBNET, INC. - Software, Refunds & Mailing Cost - Inv. #15235 dated 08/26/97 from A/C 101-200-819-999 (Webnet) \$2,600.00. General Govt.
 25. WESTLAND TREE SERVICES - Tree Trimming & Removal - Inv. dated 09/15/97 from A/C 101-440-820-000 (Tree Trimming/Removal) \$7,949.74. DPW-Highway.

AYES: Councilman Baron, Councilwoman Horvath, Council Chairman Kosinski, Councilman Paletko, Councilman Slomzenski, Councilman Wyatt.
NAYS: Councilman Slomzenski.
ABSENT: None

Motion adopted.

- 97-495** Motion by Councilwoman Horvath, seconded by Councilman Wyatt, that under the present Grass & Weed Cutting Contract, we no longer have grass that is mowed hauled away through the end of this contract. This rider is made pending discussion and agreement with Contractor and Administration.

AYES: Councilwoman Horvath, Council Chairman Kosinski, Councilman Paletko, Councilman Slomzenski, Councilman Wyatt, Councilman Zulinski.
NAYS: Councilman Baron.
ABSENT: None

Motion adopted.

- 97-496** Motion by Councilman Baron, seconded by Councilwoman Horvath, that the low bid from Goddard Coating Company, 2280 Auburn Road, Auburn Hills, MI 48326, for tennis courts restoration at Swapka/Powers Park, in the amount of \$5,400.00, and payment thereof, be approved, per Recreation Director Grybel, communication dated September 16, 1997. Monies for this project have been allocated in Capital Outlay account in the amount of \$5,000, overage of \$400 to be taken from A/C 691-730 (Materials/Supplies).

Motion adopted.

97-497 Motion by Councilman Slomzenski, seconded by Councilman Wyatt, that the communication from Mayor Canfield, dated September 18, 1997 re: Appointment of Debbie Wint, 4439 Kingston to the City Beautiful Commission be received, contents noted and filed.

Motion adopted.

97-498 Motion by Councilman Paletko, seconded by Councilman Wyatt, that the City Council concurs with and approves the appointment of Bodman, Longley & Dahling LLP as bond counsel for the issuance of bonds for the construction of a new fire station, per Treasurer Riley, communication dated September 17, 1997. Further, that the Mayor and City Clerk sign the contract on behalf of the City.

Motion adopted.

97-499 Motion by Councilman Paletko, seconded by Councilwoman Horvath, that the City Council adopt the resolution of the Notice of Intent to Issue an Obligation for the bonding for construction of the new fire station, per Treasurer Riley, communication dated September 17, 1997. Further, that the Mayor and City Clerk be authorized to sign on behalf of the City.

Motion adopted.

97-500 Motion by Councilman Paletko, seconded by Councilwoman Horvath, that the City Council adopt the resolution of Intent to Enter into a Lease Contract, together with the Lease Contract for the bonding for construction of the new fire station, per Treasurer Riley, communication dated September 17, 1997. Further, that the Mayor and City Clerk be authorized to sign on behalf of the City.

Motion adopted.

97-501 Motion by Councilman Baron, seconded by Councilman Wyatt, that the City Council concurs with and approves the Letter of Understanding with Sprint Spectrum for the relocation of easement and utilities for the PCS tower at Canfield Arena, per Administrative Assistant Heise, communication dated September 15, 1997. Further, that the Mayor and Clerk be authorized to sign on behalf of the City.

Motion adopted.

97-502 Motion by Councilwoman Horvath, seconded by Councilman Wyatt, that the City Council concurs with and adopts the State of Michigan Department of Natural Resources Resolution required for the purchase of State tax-reverted properties legally described as Lot 1847 also E ½ Adjacent vacated alley Dearborn Homes Sub No. 7 and Lot 1848 also E ½ adjacent vacated alley Dearborn Homes Sub No. 7, per Assessor Welch, communication dated September 16, 1997. Further, that the Mayor sign the purchase application.

Motion adopted.

97-503 Motion by Councilman Baron, seconded by Councilwoman Horvath, that the City Council concurs with and approves the Crestwood High School Homecoming Parade with Police assistance and escort during the parade scheduled for Friday, October 3, 1997, per Assistant Principal Douglas W. King and Police Chief Webber, communication dated September 3, 1997.

Motion adopted.

97-504 Motion by Councilman Baron, seconded by Councilwoman Horvath, that the City

Council concurs with and approves the Annapolis High School Homecoming Parade with Police assistance and escort during the parade scheduled for Saturday, October 11, 1997, per Assistant Principal Clifford Taylor and Police Chief Webber, communication dated September 3, 1997.

Motion adopted.

- 97-505** Motion by Councilman Baron, seconded by Councilwoman Horvath, that the City Council concurs with and approves the Robichaud High School Homecoming Parade with Police assistance and escort during the parade scheduled for Friday, October 24, 1997, per Assistant Principal Leit S. Jones and Police Chief Webber, communication dated September 3, 1997.

Motion adopted.

- 97-506** Motion by Councilman Baron, seconded by Councilwoman Horvath, that Proposed Ordinance H-97-09, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT THE CODE OF ORDINANCES, BE AMENDED BY AMENDING SECTION 2-232 OF CHAPTER 2 OF SAID CODE, PROVIDING FOR RETIREMENT BENEFITS FOR PERSONS RETIRING BETWEEN OCTOBER 1, 1997 AND DECEMBER 31, 1997, be considered read for the first time.

Motion adopted.

- 97-507** Motion by Councilman Paletko, seconded by Councilwoman Horvath, that the City Council approve the requests from the Dearborn Heights Police Supervisors Association for an age waivers for Sgt. Bruce Ward, three year eight months and Lt. David Labenne, one year eight months.

Motion adopted.

- 97-508** Motion by Councilman Baron, seconded by Councilwoman Horvath, that the request from the Michigan Humane Society, 7401 Chrysler Drive, Detroit, MI 48211 to allow children the opportunity to help raise funds for animals by using a MHS Canister on October 31, 1997, be approved.

Motion adopted.

- 97-509** Motion by Councilman Paletko, seconded by Councilman Baron, that the communication from National League of Cities re: Annual Business Meeting be received, contents noted and filed.

Motion adopted.

- 97-510** Motion by Councilman Slomzenski, seconded by Councilman Wyatt, that Chairman Kosinski schedule a Committee of the Whole Study Session to discuss Corporation Counsel's Opinion Letter re: Amending the City Pension Benefits Plan to eliminate the use of time served as a Council Member in the calculation of pension benefits for those Council Members who subsequently are elected or appointed to City positions subsequent to Council services and also discuss eligibility requirements for Council Members who want to receive a pension. Further, that an invitation be extended to the Compensation Commission, General Government Pension Board, Plante & Moran and General Government Pension Board Attorney, Michael Vanoverbeke.

Motion adopted.

- 97-511** Motion by Councilman Paletko, seconded by Councilman Baron, that the City Council formally receive Corporation Counsel's Opinion Letter #88 and that it be placed on file

in the Clerk's office.

Motion adopted.

97-512 Motion by Councilman Wyatt, seconded by Councilman Baron, that the meeting be adjourned.

Motion adopted.

The meeting adjourned at 9:14 p.m.

HELENE S. SHERIDAN
CITY CLERK

JOSEPH V. KOSINSKI, CHAIRMAN
CITY COUNCIL