

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

NOVEMBER 10, 1998

98-532 The meeting was called to order at 8:12 p.m. by Council Chairman Joseph V. Kosinski.

Roll Call showed the following:

Present: Councilman Kenneth R. Baron, Councilwoman Janet L. Blackburn, Councilwoman Margaret M. Horvath, Council Chairman Joseph V. Kosinski, Councilman Daniel S. Paletko, Councilwoman Margaret Van Houten, Councilman Gregg Zulinski.

Absent: None.

Also Present: Executive Assistant Heise, Corporation Counsel Sunisloe, City Clerk Robbins, Deputy Clerk Pawlukiewicz, Treasurer Riley, Financial Analyst Clark, Assessor Welch, Building & Engineering Director Opalewski, Human Resources Director Sullivan (arrived 8:21 p.m.), Police Chief Webber, Deputy Fire Chief Mc Elroy, Fire Marshall Mc Donagh, Recreation Director Grybel, Public Service Administrator Blackburn, Community Development Director Oliverio.

The Pledge of Allegiance was led by Deputy Clerk Pawlukiewicz.

98-533 Motion by Councilman Zulinski, seconded by Councilwoman Horvath, that the Agenda for the Regular Meeting of November 10, 1998, be approved as submitted.

Motion unanimously adopted.

98-534 Motion by Councilman Baron, seconded by Councilwoman Blackburn, that the Minutes from the Regular Meeting of October 27, 1998 be approved as submitted.

Motion unanimously adopted.

The Public Hearing for the rezoning from R-1B (Single Family Residential) to RMA (Multiple Family Residential) for property located on the east line of Silvery Lane and south line of Ann Arbor Trail for the purpose of constructing ninety-nine (99) condominiums was called to order at 8:17 p.m., by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski asked the City Clerk to read the official Notice of Public Hearing.

PLEASE TAKE NOTICE that a Public Hearing will be held on Tuesday, November 10, 1998, by the City Council of the City of Dearborn Heights at the Administrative Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8:00 p.m., for the purpose of hearing objections, if any, to a request to the rezoning from R-1B (Single Family Residential District) to RMA (Multiple Family Residential District) for property located on the east line of Silvery Lane and the south line of Ann Arbor Trail for the purpose of constructing 99 town house condominiums on a 6.768 acre site by Tri-Mount Management. Said property proposed legal description is as follows:

Part of the NE 1/4 of Section 5, T2S, R10E, City of Dearborn Heights, Wayne County, Michigan, described as beginning at a point on the east line of Silvery Lane distant N 02D, 12M, 15S W 68.42 feet; thence S 89D, 36M, 55S E 43.04 feet from the center of Section 5; thence N 02D, 12M, 15S W along said east line 657.27 feet to the south line of Ann Arbor Trail; thence S 84D, 31M, 50S E 478.89 feet; thence S 02D, 09M, 05S W 573.28 feet; thence N 89D, 43M, 43S W 307.69 feet (calculated) to the point of beginning, containing 294,831.21 square feet or 6.768 acres of land. Subject to easements and restrictions of record.

Written comments may be directed to the City Clerk's office, 6045 Fenton, Dearborn Heights,

MI 48127. Joyce A. Robbins, Clerk, Dearborn Heights. Published October 29, 1998 and November 5, 1998.

Corporation Counsel has submitted Proof of Service. My office has received one letter in opposition to both proposed projects on the Wallaceville site. No communications Mr. Chairman.

Council Chairman Kosinski asked if there was anyone in the audience who wished to speak for or against the proposed rezoning.

Due to the length of time involved in this public hearing the complete text of the hearing is on file in the official Public Hearing Minute Book in City Clerk's office. An overview of the hearing indicates residents in the area are opposed to condominiums being built on the Wallaceville site. Various reasons stated were increased traffic on Ann Arbor Trail; proposed condominium housing looked like another Herman Gardens; possibility of flooded basements; lack of parking in complex and some of the residents in the neighborhood not being notified of the public hearing.

Council proposed having the Police Department do a comprehensive traffic study on Ann Arbor Trail; a Committee of the Whole Study Session with Tri-Mount and area residents as well as the possibility of conducting another public hearing on this issue.

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

98-535 Motion by Councilwoman Blackburn, seconded by Councilman Zulinski, that the public hearing be closed.

Motion unanimously adopted.

The Public Hearing for the rezoning of property on Silvery Lane and Ann Arbor Trail for the construction of condominiums closed at 9:15 p.m.

The Public Hearing for the rezoning from R-1B (Single Family Residential) to M-1 (Light Industrial) for property located on the east line of Silvery Lane and south line of Ann Arbor Trail for the purpose of constructing a mini storage facility was called to order at 9:15 p.m., by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski asked the City Clerk to read the official Notice of Public Hearing.

PLEASE TAKE NOTICE that a Public Hearing will be held on Tuesday, November 10, 1998, by the City Council of the City of Dearborn Heights at the Administrative Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8:00 p.m., for the purpose of hearing objections, if any, to a request to the rezoning from R-1B (Single Family Residential District) to M-1 (Light Industrial) for property located on the east line of Silvery Lane and the south line of Ann Arbor Trail for the purpose of constructing a mini storage facility on a 4.546 acre site by Nolan Brothers of Texas. Said property proposed legal description is as follows:

Part of the NE 1/4 of Section 5, T2S, R10E, City of Dearborn Heights, Wayne County, Michigan, described as beginning at a point on the south line of Ann Arbor Trail distant N 02D, 12M, 15S W 68.42 feet; thence S 89D, 36M, 55S E 43.03 feet; thence N 02D, 12M, 15S W 657.27 feet; thence S 84D, 31M, 50S E 478.89 feet from the center of Section 5; thence along the said south line 358.71 feet, thence S 02D, 09M, 05S, E 540.75 feet; thence N 89D, 43M, 47S W 355.86 feet; thence N 02D, 09M, 05S W 573.28 feet to the point of beginning, containing 198,041.80 square feet or 4.546 acres of land. Subject to easements and restrictions of record.

Written comments may be directed to the City Clerk's office, 6045 Fenton, Dearborn Heights, MI 48127. Joyce A. Robbins, Clerk, Dearborn Heights. Published October 29, 1998 and November 5, 1998.

Corporation Counsel has submitted Proof of Service. No other communications Mr. Chairman.

Council Chairman Kosinski asked if there was anyone in the audience who wished to speak for or against the proposed rezoning.

Due to the length of time involved in this public hearing the complete text of the hearing is on file in the official Public Hearing Minute Book in City Clerk's office. An overview of the hearing indicates residents in the area are opposed to a mini storage facility being built on the Wallaceville site. Various reasons stated were increased traffic on Ann Arbor Trail; possibility of flooded streets and a need for more parks in the area.

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

98-536 Motion by Councilman Baron, seconded by Councilwoman Blackburn, that the public hearing be closed.

Motion unanimously adopted.

The Public Hearing for the rezoning of property on Silvery Lane and Ann Arbor Trail to construct a mini storage facility closed at 10:03.

Council Chairman Kosinski called for a five minute recess to allow the residents present for the Public Hearings to disburse. The meeting resumed at 10:14 p.m.

98-537 Motion by Councilwoman Van Houten, seconded by Councilman Baron, that Current Claims 6-1 through 6-20, be approved as submitted.

1. CENTRAL WAYNE COUNTY SANITATION AUTHORITY - Operation Maint. & Debt October 1998 - Inv. dated 10/06/98 from A/C 101-200-810-000 (Sanitation) \$168,890.00. General Govt.
2. E & N CEMENT - Pavement Repairs - Two (2) Inv.'s dated 10/31/98 from A/C 101-440-880-000 (Road Repairs) \$7,410.38 and A/C 592-540-818-000 (Contractual Services) \$53,150.33. DPW-Water.
3. GRISSIM METZ ASSOCIATES - Parkland Park Phase II Construction - Inv. 152 dated 10/15/98 from A/C 103-960-924-097 (Parkland Park) \$3,293.32. Community Devel.
4. MICHIGAN DEPARTMENT OF ENVIRONMENT - Assessment for Water Dept. - Inv. 1498760 dated 10/30/98 from A/C 592-536-818-000 (Contractual Services) \$8,108.16. Water Dept.
5. MICHIGAN HUMANE SOCIETY - Animal Processing September 1998 - Inv. 5886 dated 09/30/98 from A/C 101-200-806-000 (Animal Processing) \$4,013.50. General Govt.
6. NEW WORLD SYSTEMS - Customer Support & Training for Financial System - Inv. 80691 dated 10/09/98 from A/C 101-200-817-000 (Professional & Consult) \$2,200.00. General Govt.
7. OLSON CEMENT - Water Main Sidewalk Repairs - Various Inv.'s from A/C 592-540-818-000 (Contractual Services) \$4,470.64. Water Dept.
8. PLANTE & MORAN - Account and Audit Services - Inv. 552173; 552171; 552172 and 552170 dated 10/26/98 from A/C 101-200-817-000 (Professional & Consult) \$24,608.00 and A/C 592-536-817-000 (Professional & Consult) \$15,702.00. General Govt.
9. PROVIDENCE HOSPITAL - Worker's Compensation - Left Knee Surgery - Ck.

- Req. dated 10/27/98 from A/C 101-200-724-000 (Workers Comp) \$1,603.92.
General Govt.
10. RIC-MAN CONSTRUCTION - Downriver Relief Sewers - Cert. #13 dated 10/15/98 from A/C 592-XXX-154-000 (Sewers) \$241,590.71. Water Dept.
 11. STANLEY'S ADVERTISING - Distribution of Newsletter - Inv. 46928 dated 10/28/98 from A/C 103-960-918-097 (Administration) \$2,760.00. Community Devel.
 12. WADE-TRIM/ASSOCIATES - Assist City with CSO Permit - Inv. 59093 dated 10/08/98 from A/C 592-XXX-154-000 (Sewers) \$1,289.30. Water Dept.
 13. WADE-TRIM/ASSOCIATES - Assist City with Devel. Plan Performance - Inv. 59279 dated 10/16/98 from A/C 103-960-918-097 (Administration) \$1,746.00. Community Devel.
 14. WADE-TRIM/ASSOCIATES - Beech Daly/Cherry Hill Resurfacing - Inv. 59099 dated 10/08/98 from A/C 202-202-880-300 (Street Construction) \$1,893.50. Major Streets.
 15. WADE-TRIM/ASSOCIATES - Cherry Hill Resurfacing Project - Inv. 59096 dated 10/28/98 from A/C 202-202-880-300 (Street Construction) \$851.00. Major Streets.
 16. WADE-TRIM/ASSOCIATES - Construction Engineering Doxtator Relief Sewer - Inv. 559098 dated 10/08/98 from A/C 592-XXX-154-000 (Sewers) \$1,665.50. Water Dept.
 17. WADE-TRIM/ASSOCIATES - Downriver Relief Sewer Inspection Days - Inv. 59275 dated 10/15/98 from A/C 592-XXX-154-000 (Sewers) \$681.69. Water Dept.
 18. WADE-TRIM/ASSOCIATES - Downriver Tech Assistance, Flow Monitor; Downriver Relief Sewer Construction Engineering - Inv. 59090 dated 10/28/98; Inv. 58813 dated 09/11/98 from A/C 592-XXX-154-000 (Sewers) \$16,671.60. Water Dept.
 19. WADE-TRIM/ASSOCIATES - Rouge Valley Storm Water Assistance - Inv. 59097 dated 10/08/98 from A/C 592-XXX-154-000 (Sewers) \$447.00. Water Dept.
 20. WAYNE COUNTY - GENERAL FUND ACCOUNT - Assessment/Tax Billing - Inv. 42094 dated 10/28/98 from A/C 101-209-813-000 (Bureau of Taxation) \$20,265.12. Assessor.

Motion unanimously adopted.

- 98-538** Motion by Councilman Paletko, seconded by Councilman Baron, that the City Comptroller be authorized to advertise for bids, per specifications, for one (1) Automatic Floor Scrubber, per the request of Recreation Director Grybel, communication dated November 10, 1998.

Motion unanimously adopted.

- 98-539** Motion by Councilman Paletko, seconded by Councilwoman Van Houten, that the low bid from A to Z Heating and Cooling, 24614 Van Born Road, Dearborn Heights, MI 48125, for the installation of two (2) Lennox Heating and Cooling Units for Canfield Community Center, in the amount of \$13,584.00, and payment thereof, be approved, per Public Service Administrator Blackburn, communication dated October 28, 1998. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

AYES: Councilman Baron, Councilwoman Blackburn, Council Chairman Kosinski, Councilman Paletko, Councilwoman Van Houten, Councilman Zulinski.

NO: Councilwoman Horvath.

ABSENT: None.

Motion adopted.

- 98-540** Motion by Councilman Baron, seconded by Councilwoman Blackburn, that the City

Council concurs with and approves the Phase II Combined Sewer Overflow Preliminary Design and Engineering Services Contract with Wade-Trim/Associates, Inc., 25251 Northline Road, PO Box 10, Taylor, MI 48180, at the gross amount of \$455,000.00. Fifty-five percent of the cost to come from a federal grant through the Rouge Program Office, balance of \$204,750 to be paid by the Water & Sewer fund per, Mayor Canfield, communication dated October 21, 1998 and Plante & Moran, communication dated October 21, 1998.

Motion unanimously adopted.

- 98-541** Motion by Councilwoman Horvath, seconded by Councilman Baron, that the City Council concurs with and approves the appointment of Mr. David Hull, 4101 Tulane to the Tax Increment Finance Authority, term to expire December 2002, per Mayor Canfield, communication dated November 4, 1998.

Motion unanimously adopted.

- 98-542** Motion by Councilman Baron, seconded by Councilwoman Van Houten, that the City Council concurs with and approves the appointment of Mr. Mike Bragg, 24642 Annapolis, to the Zoning Board of Appeals, term to expire May, 2001 per, Council Chairman Kosinski, communication dated November 5, 1998.

Motion unanimously adopted.

- 98-543** Motion by Councilman Baron, seconded by Councilman Zulinski, that the City Council concurs with and approves the Dearborn Heights Investment Policy, per Treasurer Riley, communication dated November 4, 1998.

Motion unanimously adopted.

- 98-544** Motion by Councilman Zulinski, seconded by Councilwoman Blackburn, that the City Council concurs with and approves a Lease Agreement with Omnipoint Communications, 12170 Merriman Road, Livonia, MI 48153, for the installation and maintenance of a cellular phone antenna behind the Building & Maintenance Building at 5457 S Telegraph Road. This agreement will provide an annual rental fee of \$20,000 over twenty years - four terms of five years each. Rental fee will be increased at the beginning of each five-year term by 10% per, Executive Assistant Heise, communication dated October 29, 1998. Further, that the Mayor and City Clerk be authorized to sign on behalf of the city.

Motion unanimously adopted.

- 98-545** Motion by Councilman Paletko, seconded by Councilwoman Blackburn, that the City Council concurs with and approves the Municipal and Community Credit Contract for fiscal year 1999 with SMART, First National Building, 660 Woodward Avenue, Detroit, MI 48226 per, Community Development Director Oliverio, communication dated October 29, 1998. Further, that the Mayor and City Clerk be authorized to sign on behalf of the city.

Motion unanimously adopted.

- 98-546** Motion by Councilman Baron, seconded by Councilwoman Horvath, that the City Council concurs with and approves the reclassification of the recently vacated clerical position to bookkeeper, per the request of Assessor Welch, communication dated November 3, 1998. The classification change will increase the budget \$219.00 the first year.

Motion unanimously adopted.

98-547 Motion by Councilwoman Horvath, seconded by Councilman Baron, that the City Council concurs with and accepts the quotation from Morton Salt, Ice Control Marketing, 100 North Riverside Plaza, Chicago, IL 60606-1597, for this winter season ending April 15, 1999, at a cost of \$29.52 per ton, per Public Service Administrator Blackburn, communication dated October 30, 1998.

Motion unanimously adopted.

98-548 Motion by Councilman Zulinski, seconded by Councilwoman Horvath, that a Public Hearing be held on Wednesday, December 16, 1998 at 7:00 p.m. at Robichaud High School, for an Amendment to the TIFA Plan, per the request of Acting TIFA Administrator Oliverio, communication dated October 27, 1998. Notifications will be sent by first class mail to all residents and businesses in the TIFA District and Public Hearing notices will be published in the newspaper.

Motion unanimously adopted.

98-549 Motion by Councilwoman Van Houten, seconded by Councilman Baron, that the business license renewal for the Rouge Park Bar, 16515 Outer Drive, be approved.

Motion unanimously adopted.

98-550 Motion by Councilman Baron, seconded by Councilwoman Van Houten, that the meeting be adjourned.

Motion unanimously adopted.

The meeting closed at 10:58 p.m.

JOYCE A. ROBBINS
CITY CLERK

JOSEPH V. KOSINSKI, CHAIRMAN
CITY COUNCIL

MARIA E. LAWRENCE
RECORDING SECRETARY