

REGULAR COUNCIL PROCEEDINGS

CITY OF FLAT ROCK, MICHIGAN

MONDAY, AUGUST 20, 2007

The regular meeting of the Flat Rock City Council convened at the Municipal Building on the above date at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

2. PRESENT ON ROLL CALL: Council Members Martin, Dropiewski, Tefend, Wrobel, Painter and Gagne.

ABSENT: Mayor Jones

08-20-1 Motion by Painter supported by Tefend to excuse the Mayor due to vacation.

All present voting yes except Gagne voting no. Motion carried 5-1.

ALSO PRESENT: Fire Chief Vack, DPS Director Hammond, Recreation Director Pawlukiewicz, Police Chief Tallman, City Attorney Grunow, City Clerk Butski, Economic Development Director Mans.

3. APPROVAL OF MINUTES:

08-20-2 Motion by Gagne supported by Wrobel to approve the minutes of August 6, 2007 as presented.

All present voting yes. Motion carried unanimously.

Mayor Pro Tem Dropiewski asked that Presentation by Bob Brown, Executive Director of the Senior Alliance, who was present to discuss outreach to local governments, be heard before Citizens to be Heard. Council agreed.

Mr. Brown, Executive Director of Senior Alliance Southern and Western Wayne County Area Agency on Aging, stated they are a local non-profit charity certified by the State. They will help anyone living anywhere except a nursing home. Among other areas of help they deliver meals on wheels and holiday meals to seniors and the handicapped. Mr. Brown stated he is very proud of fact that this year they did not get a management letter from the auditor – the first time in Michigan history for any agency.

Council Member Gagne commended Mr. Brown for all that he has and is accomplishing for Senior Alliance.

5. CITIZENS TO BE HEARD:

The following list of residents was present to voice their opposition to the Meijer's Store being in their residential neighborhood. Their objections covered increase in crime, unsightliness, lower property values, insufficient roads, heavy traffic, spoiling the small quiet town of Flat Rock and objection to a big box store in a residential neighborhood:

Robert Henrietta, 27216 Arsenal Rd.; Laura Agemak, 25948 Rockridge; Aaron Hemphill, 26685 Hawthorne; Patrick VanBuren, 24541 Fairlawn; Juan Rodriquez, 26060 Rockridge; Debra Kile, 26800 Emma; Linda Miller, 26793 Hawthorne; Danny Williams, 26767 Emma; Carol Mowl, 26587 Stoneway; Bonnie Scott, 26615 Stoneway; Lisa and Christopher Woolley, 25976 Rockridge; Bonnie LeBlanc, 26801 Emma; Steve Lopez, 26613 Rose Dr.; Allen Hall, 26876 Blue Heron; Julie Musallam, 26469 Hawthorne; Denise Gutenschwager, 27107 Arsenal; Laura Marsh, 26172 Rockridge and Kimberly Kar, 26520 Boulder.

City Attorney Grunow told the residents that at the August 27th. Planning Commission meeting a date will be set for a public hearing on the Master Plan. At that public hearing residents will be able to let the Planning Commission know how they feel and encouraged everyone to attend all the meetings to keep up with what is going on.

Council Member Painter told the audience the 60 day comment period was for surrounding communities to comment on the proposed Master Plan. After the 60 day period is up it then goes back to the Planning Commission to set a public hearing date. After the public hearing the Planning Commission can adopt the Master Plan (Council does not). Any zoning changes to the Master Plan will go before Council for final approval or disapproval.

George Mans, Economic Development Director addressed the audience, Mayor Pro Tem and Council. He stated he was hired a year ago March and the job he was given was as follows: Mayor and Council were concerned that the commercial areas in the City of Flat Rock were in difficulty. With the closing of the K-Mart store Flat Rock had become a "pass thru" city rather than a "destination" for shoppers and the concern was without a strong anchor store of some type there would be continuing vacancies in the district and that would lead to a negative situation for the city. With that in mind, my charge from Mayor and Council is to go out and locate and attempt to attract to the City of Flat Rock quality business that offer service to you, the residents, quality businesses that will keep housing values up. Commercial areas of the city have collapsed and the residential areas are not far behind. I have attempted over the past year to do the best job I can to go out and attract businesses. Meijer's feels Flat Rock offers a mid point between Woodhaven and the Monroe store. Mayor and Council made it clear to me they would like to see a Meijer's store in the K-Mart plaza. I have done everything I can to work with Meijer's regarding the K-Mart plaza. They tell me K-Mart is 14 acres and Meijer's needs 25 acres. Mayor and Council said take them to Gibraltar Road – Meijer's said there is not enough traffic on Gibraltar. Telegraph has 15-20 thousand cars a day. Meijer's talked to Mike Koza who owns the property just to the south of Rockridge Estates. Mr. Koza got approval two years ago to put a residential housing development on that site. He got approval from Wayne County but not Flat Rock. While these

negotiations were going on there came a slump in the housing market so Mr. Koza was ready to negotiate his property in a commercial manner and he has done so. In respect for the position the home owners have and the position the residents have, I feel very strongly in talking with Meijer's that they do too. That is why they have offered to hold a town hall meeting to introduce themselves. They do this everywhere they go.

I feel I have done the job I was hired by Mayor and Council to do. I was advised by the City Planner to write that letter to the Planning Commission. The reason was if there is a chance Meijer's will enter an agreement with Mr. Koza I would like to know about it and the Planning Commission would like to know about it so we can take it into consideration during the 60 day comment period. It will be considered along with any other comments. I feel a very strong process in place and you, the residents, are part of the process.

The Planning Commission will hear a request from Meijer's after the town hall meeting to rezone that property from residential to commercial. Everyone in the room will have an opportunity to say what they think. Depending on what the Planning Commission does, the rezoning request will come to Council for a final decision and at that point and time I will take my orders from Mayor and Council as to what they will want to do with that piece of property.

I hope I've been polite, I hope I've been respectful and I hope I've been to the point. I will be happy to answer any questions. Thank you.

Mayor Pro Tem Dropiewski stated Vreeland Road extension is a separate issue from Meijer's. It is a safety issue for fire and police. The expansion of the DDA district will enable the city to capture taxes in that area and with those monies Vreeland Road will be extended whether Meijer's comes in or not.

6. REPORTS FROM DEPARTMENT HEADS:

Recreation Director Pawlukiewicz announced the newsletter is being mailed. Residential registration begins 8/22 and non-residential registration begins after 8/25.

7. REPORTS FROM COUNCIL MEMBERS: None.

8. MAYOR'S COMMENTS:

Mayor Pro Tem Dropiewski congratulated St. Roch's Church on a beautiful dedication ceremony and good work by parishners.

9. BID OPENING REPORTS:

Item A – Bid recommendation from Bruce Hammond, DPS Director, re: Solid Waste Collection Contract.

Discussion re: recycling – more participation needed.

08-10-3 Motion by Painter supported by Tefend to approve Mr. Hammond's recommendation and award the bid to Capital Waste, Inc. in the amount of \$825,037.20 for a three year contract and includes recycling.

All present voting yes. Motion carried unanimously.

Item B – Bid recommendation from Russell Wittman, City Engineer, re: Proposed Baker Street Shopping Center.

08-20-04 Motion by Painter supported by Martin to approve Mr. Wittman's recommendation and award the bid to the lowest bidder, Gaglio P&R Cement Corp., in the amount of \$68,662.00 – funded by Wayne County Community Development Block Grant funds.

All present voting yes. Motion carried unanimously.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS:**

Item A – Application for PROTEC Annual Membership for fiscal year beginning July 1, 2007.

08-20-05 Motion by Martin supported by Gagne to approve payment in the amount of \$1,061.25.

All present voting yes. Motion carried unanimously.

Item B – Letter from Michigan Municipal League requesting Council to appoint one official voting delegate and one alternate to represent the City at the annual meeting to be held in Acme September 18-20, 2007.

City Clerk to write a letter stating Flat Rock will not participate this year.

Item C – Letter from City Attorney requesting Council to appoint a negotiating team for the POAM Patrol unit contract negotiations.

08-20-06 Motion by Painter supported by Wrobel that Gagne and Dropiewski be appointed to the negotiating team.

All present voting yes except Dropiewski voting no. Motion carried 5-1.

Item D – Letter from City Clerk requesting an increase in rate of pay for Election Precinct Inspectors.

08-20-07 Motion by Gagne supported by Wrobel to approve the increase as stated: \$7.50 an hour, \$20.00 a day extra for chairpersons and \$10.00 for meeting attendance.

All present voting yes. Motion carried unanimously.

Item E – Letter from City Attorney requesting Council to appoint two members to proceed to Step 3 of Grievance No. 07-282.

08-20-08 Motion by Painter supported by Gagne to appoint Painter and Martin to hear grievance.

All present voting yes. Motion carried unanimously.

Item F – Letter from Economic Development Director re: grant opportunities.

08-20-09 Motion by Martin supported by Tefend to adopt the following resolution as requested:

**CITY OF FLAT ROCK
WAYNE COUNTY, MICHIGAN**

**RESOLUTION TO ACCOMPANY APPLICATION FOR
PRESERVE AMERICA COMMUNITY DESIGNATION**

**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FLAT ROCK,
WAYNE COUNTY, MICHIGAN, HELD ON MONDAY, AUGUST 20, 2007, AT 7:30 P.M. IN THE
COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING.**

WHEREAS, *Preserve America* in a White House initiative developed in cooperation with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, and the U.S. Department of Commerce; and

WHEREAS, the goals of this initiative include a greater shared knowledge about our Nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's irreplaceable cultural and natural heritage assets, and support for the economic vitality of communities; and

WHEREAS, this initiative is compatible with our community's interests and goals related to historic preservation; and

WHEREAS, designation as a *Preserve America* Community will improve our community's ability to protect and promote its historical resources; now therefore be it

RESOLVED, that the City of Flat Rock will apply for the designation of Flat Rock as a *Preserve America* Community; and be it further

RESOLVED, that the City of Flat Rock will protect and celebrate our heritage, use our historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.

AYES: Painter, Tefend, Dropiewski, Martin, Gagne and Wrobel

NAYS: None

ABSENT: Mayor Jones

Mr. Mans stated the Historical Commission and the Planning Commission have discussed this but no action has been taken. By adopting this resolution Flat Rock has an opportunity to qualify for grants should we ever decide to use it.

All present voting yes. Motion carried unanimously.

Item G – Letter from Building & Safety Director re: Otis Elevator contracts.

08-20-10 Motion by Gagne supported by Tefend to approve all three items of the contract.

Discussion re: grant money to pay for it. Chief Tallman stated he will check and report back.

All present voting yes. Motion carried unanimously.

12. CORRESPONDENCE: None

08-20-11 Motion by Martin supported by Tefend to go into closed session at 9:10 p.m. to discuss TPOAM (DPS) contract negotiations.

All present voting yes. Motion carried unanimously.

08-20-12 Motion by Gagne supported by Martin to resume open session at 9:26 p.m.

All present voting yes. Motion carried unanimously.

13. LATE CORRESPONDENCE:

Item A – Michigan Uniform Video Service Local Franchise Agreement.

08-20-13 Motion by Martin supported by Painter to authorize City Clerk to sign the agreement for 5% franchise fee.

All present voting yes. Motion carried unanimously.

08-20-14 Motion by Wrobel supported by Martin to adjourn the regular meeting
at 9:34 p.m.

All present voting yes. Motion carried unanimously.

RICHARD C. JONES, MAYOR

LORENE BUTSKI, CITY CLERK

DATE: _____
approved