

**COUNCIL PROCEEDINGS**  
**CITY OF FLAT ROCK, MICHIGAN**  
**MONDAY, OCTOBER 16, 2006**

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:** Mayor Jones, Council Members Dropiewski, Gagne, Martin, Painter and Wrobel.

Absent: Council Member: Tefend.

10-16-06-1 Motion by Dropiewski supported by Painter to excuse absent Councilman Tefend. Motion carried unanimously.

**ALSO PRESENT:** DPS Director Bruce Hammond, Building Director John Russ, City Attorney David Grunow, Treasurer Brenda Tallman, Recreation Director Joan Pawlukiewicz, Fire Chief Bill Vack, Economic Development Director George Mans, Police Chief Steve Tallman, and Clerk Receptionist Jevetta Smith.

**3. APPROVAL OF MINUTES:**

10-16-06-2 Motion by Gagne supported by Martin to approve the Regular City Council Meeting Minutes of 10/02/06 as submitted. Motion carried unanimously.

**4. MAYORS COMMENTS:**

Mayor Jones presented a rebuttal with an overhead projector for a visual explanation to the public in regards to the Council Meeting on October 2, 2006. Mayor Jones showed how erroneous the complaint of Ross Blair, 31662 Glenview Lane, of Huron Woods was in that he made false statements concerning the Board of Review and that he also gave incorrect figures concerning his property assessment. Mayor Jones rebuked the statement of Mr. Blair for saying that the City of Flat Rock is non-cooperative by pointing out Mr. Blair's inaccurate statements.

Mayor Jones's rebuttal continued by showing that Flat Rock's contract with Waste Management is cheaper than what other communities pay, but agreed the services of Waste Management needed improvement.

Mayor Jones rebuked the statement concerning the Flat Rock Recreation Center's membership prices being higher than Southgate's Y.M.C.A. by showing a comparison chart of the two establishments.

Mayor Jones displayed a comparison chart of all the "Downriver" property tax millages. Out of thirteen cities listed, Flat Rock faired in the overall as being the second lowest among the "Downriver" communities.

AutoAlliance presented a PowerPoint presentation to the council and public in regards to the City of Flat Rock giving AutoAlliance International, Inc. a tax abatement. The presentation was made by Gary Roe, President and C.E.O. of AutoAlliance International, Inc.

Mr. Roe's presentation included AutoAlliance's past, present and future plans for the City of Flat Rock and its employees of over 3,800 people.

Mr. Roe showed AutoAlliance's financial contributions to local schools and various environmental projects as well as AutoAlliance International's contribution to the Downriver Community Career Technical Consortium and how they use AutoAlliance's facilities as a bus hub for over 6,000 "Downriver" students.

Mr. Roe displayed AutoAlliance's concern and involvement in the community as well as national charities.

Mr. Roe announced in the meeting that AutoAlliance is planning a 93 million dollar plant expansion to the Flat Rock facility.

Mr. Roe asked on behalf of AutoAlliance for a 50% tax abatement over the next 12 years on the personal property tax that this investment draws. Mr. Roe stated that even with this tax abatement the State, County, City and School taxes would increase by 8.2 million dollars while the City of Flat Rock taxes would enjoy a 2.2 million dollar increase over the 12-year period of the abatement over a present declining tax base.

Mr. Roe stated if the abatement is granted to AutoAlliance it would demonstrate Flat Rock's willingness to invite future development by AutoAlliance at the Flat Rock facility.

Mr. Row concluded by reminding the Mayor, Council and the public of Michigan's declining economy and the condition of the auto industry. Mr. Roe said the 50% tax abatement would reinforce AutoAlliance's ability to become stronger in its development of the next generation Mazda 6 while providing Flat Rock with a strong tax base.

Mr. Roe requested a positive vote at a public hearing by October 23, 2006. Mr. Roe then, invited questions.

Mr. Painter asked why October 31, 2006 was a critical date and Mr. Roe stated that it was a cutoff date for filing with the State of Michigan.

City Attorney David Grunow explained that due to the untimely presentation by AutoAlliance, the abatement would not start until 2007, if it is granted.

Councilman Gagne commented that the request by AutoAlliance International, Inc. is pending on the public hearing and asked if there would be a

financial report at the Public Hearing on the impact to the City of Flat Rock due to the abatement. Mayor Jones replied...yes.

Councilman Martin asked Mr. Roe if the expansion of AutoAlliance for the Mazda 6, would increase employment at the Flat Rock facility. Mr. Roe said no, not at this time.

Councilman Dropiewski asked if the current product manufacturing of the Mustang and Mazda 6 would remain the same. Mr. Roe said yes.

10-16-06-3 Motion by Gagne supported by Jones to set the Public Hearing for AutoAlliance International, Inc. Appeal for Tax Abatement for October 23, 2006 at 7:30 P.M. Motion carried unanimously.

#### **5. CITIZENS TO BE HEARD:**

Michael Cox asked for a decision on his request for reimbursement of his septic pump that he had presented in the September 18<sup>th</sup>, 2006 Council Meeting. Mayor Jones asked Mr. Cox if the City of Flat Rock could respond at the next meeting. Mr. Cox graciously agreed.

Alga Budshassler requested that her annexed property from Monroe County be classified in the same zoning district as the property to which it is joined to. Mr. Grunow told Mrs. Budshassler she needed to go back to the Planning Commission and let them clear up this matter. Mayor Jones said he would talk to the Chairman of the Planning Commission about this matter and see if it can be resolved.

#### **6. REPORTS FROM DEPARTMENT HEADS:**

John Russ reported the contractor for the sidewalk repairs on Aspen, Red Cedar and Tamarack is to begin in two weeks from today, October 16, 2006. Mr. Russ stated the contractor agreed to do extra work at the home owners expense if the home owner wanted additional sidewalk replacement. The home owner would be responsible to pay the contractor directly at the same price negotiated by the city with no further expense to the City of Flat Rock. Jim Martin requested that the sidewalk repairs begin after Halloween. Mr. Russ said that was the plan.

Chief Tallman gave a report on the critter control in Flat Rock. Mr. Tallman stated that with Flat Rock's rural location and the Huron River that it would be a wasted and unending effort. Mr. Tallman said many residents continue to feed the critters which add to the problem. Mr. Gagne asked if citizens could trap the critters and Mr. Tallman said if they got a trapping permit from the DNR and said that the citizens would be responsible for disposing of the critters. Mr. Gagne asked if citizens could use the Cities traps and Mr. Tallman said yes for a \$50 deposit.

Joan Pawlukiewicz updated Council on the Greenway Project at Huroc Park and that a meeting is to come with Metroparks as to the cost assessment. Metroparks will approach DNR for financing from the DNR Trust Fund to see if the project can proceed. It looks like another year before the project will begin

because there is an easement issue which Mrs. Pawlukiewicz is helping to resolve.

Bill Vack reported on the success of the Fire Prevention Week with the local schools. Contests were conducted among the students with prizes to the winners to generate more attention to fire safety. Mr. Vack reminded everyone that October 29, 2006 is time change and to set clocks back one hour and also that would be the time to change the batteries in smoke detectors and carbon monoxide detectors. Mr. Vack stressed the need to replace detectors that are ten (10) years old because they loose sensitivity. Mr. Vack said every home needs both smoke alarms and carbon monoxide detectors and that building codes will be changing that require both smoke and carbon monoxide detectors in the future.

Mr. Martin asked how we could dispose of smoke detectors and Mr. Vack replied that they are not to be thrown in the garbage, but sent back to the manufacturer. Mr. Vack said that he would look into a disposal site.

DPS Director Bruce Hammond reported that 149 Flat Rock residents participated in the Household Hazardous Waste Collection Day. Another day for hazardous waste will be in the spring of 2007. Circle Street Road construction is underway and is weather pending should finish in two weeks. October 23, 2006 Crack and Joint Sealing Project will get underway. Mr. Hammond asked that residents cooperate with the contractor by moving parked cars from their streets during this project. Fall maintenance for city streets is underway, paving, patching and street sweeping, etc.

Mr. Dropiewski asked how long the north bound ramp to I-75 will be closed and Mr. Hammond said residence could contact the website for Wayne County Road Commission on all construction projects. Mr. Hammond said Wayne County is going to provide a handout for all the upcoming area road construction. These projects will cease in late November for the winter.

Acting Clerk George Mans reported on the upcoming State General Election, November 7, 2006, which the polls will be open at 7 AM to 8 PM, and encouraged everyone to vote. He elaborated on the availability of absentee ballots, and the hours and special day, Saturday, November 4<sup>th</sup>, that the City Clerk's Office will be open from 8 am to 2 pm especially to take care of absentee voters. He thanked Lorene Butski and Jevetta Smith for their excellent work they are doing to keep the election proceeding on target. He thanked others in the administration offices for helping out during this difficult time.

## **7. REPORTS FROM COUNCIL MEMBERS:**

Eric Painter...GO TIGERS!

## **8. BID OPENING REPORTS:**

a. Letter from DPS Director Bruce Hammond Re: Bid recommendation for Tractor-Loader Backhoe.

10-16-06-4 Motion by Wrobel supported by Gagne to purchase a John Deere 310SG Tractor Loader in the amount of \$60,375.00 from JDE Equipment, Inc. as recommended. Motion carried unanimously.

b. Letter from City Engineer Russ Wittman Re: Bid recommendation for ADA Sidewalk Ramps.

10-16-06-5 Motion by Wrobel supported by Martin to accept the bid recommendation of the City Engineer Russell Wittman for the ADA Sidewalk Ramps in the amount of \$38,695.00 to Gaglio P & R Cement. Motion carried unanimously.

**9. UNFINISHED BUSINESS:**

a. Letter from City Engineer Russ Wittman Re: Final Payment of Inkster Road Water Main Project, Cerco Job No. FR-230.

10-16-06-6 Motion by Painter supported by Dropiewski to approve the final payment of Inkster Road Water Main Project, Cerco Job No. FR-230 to Peter A. Basile Sons, Inc. as requested in the amount of \$13,962.02. Motion carried unanimously.

b. Letter from Barbara Fedon, Chairperson of the Flat Rock Historical Preservation Commission requesting two payments to Phoenix Contractors, Inc. in the amount of \$46,687 for work completed by 7/31/06, and \$43,875 for work completed by 8/31/06.

10-16-06-7 Motion by Gagne supported Painter to approve both invoices for the restoration of Phase 3 of the Smith Hotel to Phoenix Contractors, Inc. in the amount of \$46,687 for work completed by 7/31/06 and the amount of \$43,875 for work completed by 8/31/06. Motion carried unanimously.

c. Letter from Barbara Fedon, Chairperson of the Flat Rock Historical Preservation Commission requesting payment to Pulsar Electronics, Inc. in the amount of \$2,756 for the new Fire/Burglar system installed in the Smith Hotel.

10-16-06-8 Motion by Gagne supported Wrobel to approve payment to Pulsar Electronics, Inc. for the new Fire/Burglar System in the Smith Hotel. Motion carried unanimously.

**10. NEW BUSINESS:**

a. Letter from Robert and Diana Cox, 29761 Alders Drive, requesting assistance in replacing deteriorating sidewalks.

10-16-06-9 Motion by Wrobel supported by Gagne to assist the Cox family by the City of Flat Rock to pay for half of the expense and the homeowner to pay the other half. John Russ stated the sidewalks need replacing and the residents were informed it would be done with the City contractor's rate. This amount will come out of the 2006 sidewalk budget. Total price would be half of \$2700 for each party. 6-1 (Jones abstained because of family relation, Brother-in-law.)

b. Letter from Police Chief Steve Tallman requesting upgrading of the in-car video recording system from VHS tape to a removable hard drive system for use with Patrol Car Cameras.

10-16-06-10 Motion by Gagne supported by Painter to approve to purchase/lease video recording system to a removable hard drive thru Kustom Signals, Inc. for \$28,826.80 and lease this equipment for 3 years at \$10,984.60. Motion carried unanimously.

c. Letter from Acting Clerk George Mans requesting Council to set a Public Hearing for the Regular Council Meeting of November 6, 2006 to review and discuss possible CDBG projects.

10-16-06-11 Motion by Gagne supported by Painter to approve CDBG Public Hearing for the Regular Council Meeting of November 6, 2006 to review

and discuss listing of possible CDBG projects. Motion carried unanimously.

d. Letter from City Attorney David Grunow re: Proposed Resolution to authorize the Recreation Director and the Banquet Facility Manager to execute and/or pick up documents required for issuance of liquor license.

10-16-06-12 Motion by Martin supported by Dropiewski to approve proposed resolution required to authorize the Recreation Director to execute the contract for the license and obtain the license from the State of Michigan. Motion carried unanimously.

e. Letter from City Attorney Re: St. Roch Catholic Church Agreement Requiring Maintenance and Repair of Storm Management System and Grant of Easement.

10-16-06-13 Motion by Dropiewski supported by Wrobel to authorize the Mayor and Clerk to execute the Agreement Requiring Maintenance and Repair of Storm Management System and Grant of Easement pertaining to St. Roch Catholic Church. Motion carried unanimously.

**11. CORRESPONDENCE:** (None)

**12. ADJOURNMENT:**

10-16-06-14 Motion by Gagne supported by Martin to adjourn meeting at 8:25 P.M. Motion carried unanimously.

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**RICHARD C. JONES, MAYOR**

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**DENNIS R. MOWBRAY, CITY CLERK**  
**By George W. Mans, Acting Clerk**

Date: \_\_\_\_\_  
**Approved**