

January 17, 2017
Regular City Council Meeting – 7:30 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, January 17, 2017.

Prior to the Regular Council Meeting: City Council members discussed:

- A. The agenda.
- B. Land Sale Applicant Presentation Abe Hachem
- C. Land Sale Applicant Presentation Green Standard Inc.
- D. Date for District Annual Meeting (July, August or October) consensus for October 12 ,2017
- E. Election Commission per the New Charter

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session at 7:05 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 6
 NAYS: 0
 ABSENT: 1- (Howard)

Moved by Councilmember Mayor Pro-Tem Williams, Seconded by Councilmember Oden to adjourn the closed Executive Session at 7: p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:15 p.m.

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Prayer

Prayer was led by Pastor Eman Posch

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Exc. Absence
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Chisholm	Present
Councilwoman R. Mitchell	Present		

Approval of Agenda

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with an added item
Resolution 1-17-08R - Motion carried.**

Presentations/Discussion

A. Police Officer Sponsorship – William Riley, Police Chief

Public Hearings

A public hearing to consider the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to OPEN the public hearing for the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.
Resolution 1-17-09R – Motion carried.**

**Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to CLOSE the public hearing for the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.
Resolution 1-17-10R – Motion carried.**

- **No Public Comment**

B. A public hearing Council on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zarembo Group.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to OPEN the public hearing an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zarembo Group.
Resolution 1-17-11R – Motion carried.**

- **Bonnie Davis** – Stated she is against the Dollar General Store. She said the store abuts to her home. She stated there will be a lot of traffic and she is against any commercial property being next to her home.
- **Jim Reid** – Stated that the Dollar General is being placed in the wrong location.
- **Rev. Hudson** – Stated that retail in that area will bring the property value down and that Dollar General needs to find another location.
- **Jean Overman** – Asked how many dollar stores are in Inkster. She further stated that she does not want to see another dollar store let alone in her residential area.
- **Ken Chambers** – Asked questions regarding the noise factor, jobs being provided to Inkster residents, garbage trucks and water pressure.
- **Councilman Oden** – Stated Dollar General should look at other properties.

- **Mr. Jason Russell** – Stated that the company looked at other properties but they were too narrow and were not deep enough.
- **Gabe Henderson** – Stated that Code Enforcement will need to keep up on that site staying clean.
- **Marshall Montgomery** – Stated that the city is growing and she did not think that another dollar store would be a part of that growth. She stated she moved back to Inkster and if they want to retain and attract people they should not put dollar stores in residential areas.
- **Mrs. Lee** – Location, location, location. She stated the dollar store should find another location.
- **Dr. Lindon Jones** – Stated the city as a whole needs to decide what type of businesses they want and solicit those businesses.
- **Larry Motley** – Stated as a point of history, that a party store Parkman and Solomon wanted to place a party store on that site.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to CLOSE the public hearing on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zaremba Group. Resolution 1-17-12R – Motion carried.

Consent Agenda

A. January 3, 2017 Regular City Council Meeting Minutes.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to approved the Consent Agenda. Resolution 1-17-13R – Motion carried.

Boards and Commission

A. Update of current list of appointments to Boards & Commissions.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember oden to appoint Troy Seaton to the Cable Commission. Resolution 1-17-14R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to appoint Steven Chisholm to the Cable Commission. Resolution 1-17-15R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to appoint Audrey Searcy to the Commission on Aging. Resolution 1-17-16R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to appoint Dorothy Gardner to the Commission on Aging. Resolution 1-17-17R – Motion carried.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to appoint Iris Love to the Commission on Aging.
Resolution 1-17-18R – Motion carried.**

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to appoint Lenoria Warmack to the Board of Review.
Resolution 1-17-19R – Motion carried.**

**Moved by Councilmember Watley, Seconded by Councilmember Oden to appoint Charmaine Kennedy to the Cable Commission.
Resolution 1-17-20R – Motion carried.**

**Moved by Councilmember Watley, Seconded by Councilmember Chisholm to appoint Charmaine Kennedy to the Economic Development.
Resolution 1-17-21R – Motion carried.**

Previous Business

Ordinance(s)

A. First Reading(s)

1. Council to hold a public hearing and offer a first reading on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zarembo Group.

B. Second Reading(s)

New Business

A. Discussion/Action: (City Council) Elimination of city policy to hold two public hearings on land use issues to comply with state law. The new policy will be that all public hearings held by the Planning Commission will be joint meetings with the City Council so that council members will hear feedback from the residents on the issue before voting.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve the elimination of the city policy to hold two public hearings on land use issues to comply with state law. The new policy will be that all public hearings held by the Planning Commission will be joint meetings with the City council so that council members will hear feedback from the residents on the issue before voting.

Resolution 1-17-22R – Motion carried.

B. Discussion/Action: (City Council) Reverse the policy on educational expenses, seminars and conferences for city council.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to reverse the policy on educational expenses, seminars and conferences for city council.

Resolution 1-17-23R – Motion carried.

- C. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy Director of DPS, as a representative of the City, to make an application to the Michigan Department of Transportation for necessary annual permit to work within the State trunk line rights of way on behalf of the City of Inkster. Also consider adopting the attached resolution to be submitted to MDOT as part of requirement to submit the permit application.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to authorize the Deputy Director of DPS, as a representative of the City, to make an application to the Michigan Department of Transportation for necessary annual permit to work within the State trunk line rights of way on behalf of the City of Inkster. Also consider adopting the attached resolution to be submitted to MDOT as part of requirement to submit the permit application.

Resolution 1-17-24R – Motion carried.

- D. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 16-28) three (3) parcels of land in the R1-B District (One Family Residential) located on the east side of Ash between Chestnut Ave and Beech St. and is legally described as Lot 666 also W ½ Adj Vac Alley, 668 also W ½ Adj Vac Alley and Lot 669 and 670 also W ½ Adj Vac Alley Wolverine Tractor Sub T2S R9E L38 P34 WCR (Property ID #44-010-06-0666-000; 44-010-06-0668-000; and 44-010-06-0669-300) in the total amount of \$1,250.00 to Broderick Ulysses Nathaniel.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to approval of an offer to purchase (Case # LD 16-28) three (3) parcels of land in the R1-B District (One Family Residential) located on the east side of Ash between Chestnut Ave and Beech St. and is legally described as Lot 666 also W ½ Adj Vac Alley, 668 also W ½ Adj Vac Alley and Lot 669 and 670 also W ½ Adj Vac Alley Wolverine Tractor Sub T2S R9E L38 P34 WCR (Property ID #44-010-06-0666-000; 44-010-06-0668-000; and 44-010-06-0669-300) in the total amount of \$1,250.00 to Broderick Ulysses Nathaniel.

Resolution 1-17-25R – Motion carried.

- E. Discussion/Action: (Jeannie Fields) Consider adopting 2017 meeting calendars of the Brownfield Development Authority, Downtown Development Authority, Planning Commission, Tax Increment Finance Authority and Zoning Board of Appeals.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to adopt 2017 meeting calendars of the Brownfield Development Authority, Downtown Development Authority, Planning Commission, Tax Increment Finance Authority and Zoning Board of Appeals.

Resolution 1-17-26R – Motion carried.

NAY: (Watley)

- F. Discussion/Action: (Nate Ford) Consider approval of an offer to purchase for the sale of two (2) parcels of land in the M-1 (Light Industrial District) located on the south side of Michigan Ave, south of N. Industrial Dr. and east of Henry Ruff and is legally described as 26D11 to 15 Lots 11 to 15 INCL Also S ½ ADJ VAC South Industrial Dr. Industrial Acres SUB T2S R9E L98 P83, 84 WCR-K6.22 and 26D16, 17, 23 To 26 LOTS 23 to 26 INCL Also ½ ADJ VAC South Industrial Dr. Industrial Acres SUB T2S R9E L98, 84 WCR-K-6.74 (Property ID 44 012 01 0011 301 and 44 012 01 0016 301) in the amount of \$120,000.00 to Abe Hachem.

**Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams approval of an offer to purchase for the sale of two (2) parcels of land in the M-1 (Light Industrial District) located on the south side of Michigan Ave, south of N. Industrial Dr. and east of Henry Ruff and is legally described as 26D11 to 15 Lots 11 to 15 INCL Also S ½ ADJ VAC South Industrial Dr. Industrial Acres SUB T2S R9E L98 P83, 84 WCR-K6.22 and 26D16, 17, 23 To 26 LOTS 23 to 26 INCL Also ½ ADJ VAC South Industrial Dr. Industrial Acres SUB T2S R9E L98, 84 WCR-K-6.74 (Property ID 44 012 01 0011 301 and 44 012 01 0016 301) in the amount of \$120,000.00 to Abe Hachem.
Resolution 1-17-27R – Motion carried.**

G. Discussion/Action: (Darin Carrington) Consideration and council approval of the 2017 application and income guidelines for the hardship exemption for property owners applying for the hardship exemption with the City of Inkster Board of Appeals.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to adopt the 2017 application and income guidelines for the hardship exemption for property owners applying for the hardship exemption with the City of Inkster Board of Appeals.
Resolution 1-17-28R – Motion carried.**

H. Discussion/Action: (Nate Ford) Consider an offer to purchase for the sale of two (2) parcels of land in the M-1 (light Industrial District) located on the south side of Michigan Ave. between Industrial Dr. and ??? and is legally described as 26D11 to 15 lots 11 to 15 INCL Also s ½ ADJ VAC South Industrial Dr. Industrial Acres SUB T2S R9E L98 P83, 84 WCR –K6 22 and 26D16, 17, 23 to 26 LOTS 23 To 26 INCL Also ½ ADJ VAC South Industrial Dr. Industrial Acres SUB T2s R9E L98, 84 WCR K 6.74 (Property ID 44 012 01 0011 301 and 44 012 01 0016 301 in the amount of \$90,720.00

Public Participation

- **Larry Motley** – Stated city council is breaking the law by violating the city charter. He stated he was sued by Mayor Nolen. He further stated that the Mayor has two foreclosed properties. Lastly he stated that if the City Clerk should know that a point of order can be had during a council meeting.
- **Octavia Smith** – Stated the Annual Chamber Mixer is March 28, 2017 from 6:00 p.m. until 8:00 p.m. at Applewood Coney Island. She announced that if any citizen was in need of dental care that Western Wayne Family Health Center is available to service them.
- **Ekenem Obong** – Stated that a community garden will be back on Michigan Ave. She asked how to find out about making exterminating rodents that get into the garden.
- **Pastor Jean Overman** – Stated that Mother’s Pantry would be hosting their annual fundraiser at Court Yard by Marriot in Ypsilanti. She thanked the AKA’s for helping at Mother’s Pantry on Martin Luther King Day.
- **Officer Lebo** – Stated the PAL is having a fundraiser dinner Thursday, January 19, 2017. She further stated that Gleaners provides food at the recreation complex on Friday’s.
- **William Miller** – Stated that the purchase of land for \$120,000 is low. He asked if a committee was being put together to review commercial land purchases in the city.

City Clerk

City Treasurer

- Stated that a survey is online and can be completed by

Mayor and Council

- **Councilman Chisholm** – Stated he shops Inkster. Announced to residents in the audience that cake would be served to celebrate him being appointed to city council. He thanked everyone for their support.
- **Councilman Oden** – Wished everyone a Happy New Year. Stated that street lights are out on Cherry Hill and Middlebelt North of Annapolis. He further stated that street lights are out at the former and new city halls. Lastly, he thanked the Chief of Police for graffiti being cleaned up.
- **Councilwoman Mitchell** – Stated she has been riding her district and sees homes that are violating ordinances. She stated a confederate flag is flying above the American flag on Oakland and S. River Park. She also stated that the Alpha Kappa Alpha group assisted at Mother’s pantry on Martin Luther King Day and Mother’s party is an amazing place. She announced the Inkster Task Force would be hosting a Winter Blast on February 25, 2017. She lastly announced that the Alpha Kappa Alpha would be celebrating their founder’s day on January 21, 2017.
- **Mayor Pro-Tem Williams** – Stated he assisted a family that was homeless and utilized one of the hotels on Michigan Ave. He said they had to let the water run for two hours before they had hot water. He invited everyone to shop Inkster.
- **Mayor Nolen** – Announced jobs available in the Sheet Metal Union #80 Apprenticeship program. He asked interested persons to contact him or Pastor Hearn’s. He further announced lunch with the Mayor every third Thursday of the month. He lastly announced February 2, 2017 for the State of the City. He stated he attended the Holy Family 33rd MLK Day celebration and the National Christians in Action program at St. Clemons Church. He said both programs were inspiring. He thanked President Barak Obama for his temperament and leadership while in office.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Mayor Pro-Tem Williams, Seconded by Councilmember Oden and carried, the Regular Council meeting of January 17, 2017 was adjourned at 9:37 p.m.



Felicia Rutledge, City Clerk
City of Inkster