

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday October 5, 2022

6:30pm **Work Study Session**

1. Officials Reports
2. Discussion of Agenda Items

7:00 pm **Regular Meeting**

Pledge of Allegiance

Roll Call: Colovos, Farrah, George, Graziani, Kuspa, Rauch, Zamecki

Minutes:

1. Work Study Session Minutes dated September 21, 2022
2. Regular City Council Meeting Minutes dated September 21, 2022

Scheduled Persons in the Audience:

Consideration of Bids:

Scheduled Hearings:

1. Power Point Presentation of Southgate Tower Brownfield Plan Page 5

Communications "A" –

1. Memo from Administrator; Re: Southgate Tower Brownfield Plan Page 8
2. Letter from Hennessey Eng.; Re: Revised Storm Water Ordinance and Resolution Page 10
3. Letter from Hennessey Eng.; Re: EGLE DWAM Grant Page 12
4. Letter from Mayor; Re: Appointment to Library Commission Page 14
5. Memo from Administrator; Re: Municipal Employees Civil Service Commission Page 15

Communications "B" – (Receive and File)

Ordinances:

Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: Warrant #1458 \$4,499,016.15

Adjournment:



Janice M. Ferencz, City Clerk

City Council

Work Study Session

September 21, 2022

An Informal Meeting of the Council of the City of Southgate was held on September 21, 2022 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

Present: Bill Colovos, Mark Farrah, Karen George, Christian Graziani, Zoey Kuspa, Dale Zamecki

Absent: *Phil Rauch, *excused

Also Present: Mayor Joseph G. Kuspa, City Attorney Ed Zelenak, City Administrator Dan Marsh, Assistance City Administrator/Finance Director David Angileri, City Clerk Janice Ferencz, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Mark Hatfield, DPS Director Kevin Anderson, Building Inspections Director Tim Leach

Discussed the following agenda items:

- Boy Scout Troop 1783 Wreath Sale
- Waiver/purchase of two police interceptor cars
- Request for public hearing for Southgate Tower Brownfield on October 5, 2022
- Appointment of Assistant City Administrator/Finance Director

This meeting ended at 6:46 pm.

City of Southgate

Regular City Council Meeting

September 21, 2022

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, September 21, 2022 in the Southgate City Hall Council Chambers and was called to order at 7:00 PM by Council President Zoey Kuspa.

This meeting began with the Pledge of Allegiance, followed by roll call.

Present: Bill Colovos, Mark Farrah, Karen George, Christian Graziani, Zoey Kuspa, Dale Zamecki

Absent: *Phil Rauch, *excused

Also Present: Mayor Joseph G. Kuspa, City Attorney Ed Zelenak, City Administrator Dan Marsh, Assistant City Administrator/Finance Director David Angileri, City Clerk Janice Ferencz, Public Safety Director Joe Marsh, Police Chief Mark Mydlarz, Fire Chief Mark Hatfield, DPS Director Kevin Anderson, Building Inspections Director Tim Leach

Minutes:

Moved by Colovos, supported by George, RESOLVED, that the minutes of the City Council Work Study Session dated September 7, 2022 be approved as presented. Carried unanimously.

Moved by George, supported by Zamecki, RESOLVED, that the minutes of the Regular City Council Meeting dated September 7, 2022 be approved as presented. Carried unanimously.

Scheduled Persons in the Audience:

Moved by Farrah, supported by George, RESOLVED THAT the Southgate City Council hereby waives the fee and approves a permit for Boy Scout Troop 1783 to hold their wreath sales in the parking lot by Dollar Tree on the corner of Dix-Toledo and Eureka Road.

Motion carried unanimously.

Communications "A":

1. Letter from Mayor; Re: Purchase of 2 Police Interceptor Vehicles moved by Farrah, supported by Colovos, RESOLVED that the Southgate City Council hereby authorizes the purchase of two (2) Ford Next Generation Police Interceptor Utility Vehicles (utilizing the matching State bid) with Southgate Ford (16501 Fort St., Southgate, MI 48195) in the total amount of \$87,440. BE IT FURTHER RESOLVED that adequate funds are available for this purchase in the Capital Fund through the sale of the lease on the AT&T Tower and sale of land.

Motion carried unanimously.

2. Memo from Administrator; Re: Resolution to Hold Public Hearing for Southgate Tower Brownfield; 16333 Trenton Road moved by Colovos, supported by Zamecki, RESOLVED that the Southgate City Council hereby concurs to hold a public hearing during the 7:00 p.m. regularly scheduled October 5, 2022 City Council Meeting at the Normal J. Wurmlinger Municipal Building, 14400 Dix-Toledo Road, Southgate, MI 48195 regarding the Southgate Tower Brownfield, 16333 Trenton Road, Southgate, MI 48195.

Motion carried unanimously.

Regular City Council Meeting

September 21, 2022

Communications "B": (Receive and File)

1. Letter from Mayor; Re: Appointment of Assistant City Administrator/Finance Director moved by Farrah, supported by George, RESOLVED THAT the Southgate City Council hereby receives and files the correspondence for the appointment of Doug Drysdale effective October 2, 2022.

Motion carried unanimously.

Unscheduled Persons in Audience:

1. Robert Pawlowski, 12757 Chestnut Street, Southgate spoke on miscellaneous City events and School events.
2. Kelly Cada, 12678 Dix-Toledo, Southgate spoke on the ordinance and mural painted on her building.

Claims and Accounts:

Moved by Graziani, supported by Zamecki, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1457 in the amount of \$30,993,353.78.

Motion carried unanimously.

Adjournment:

Moved by Colovos, supported by George, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:16 P.M. Carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

BILL COLOVOS

MARK FARRAH

KAREN E. GEORGE

PHILLIP J. RAUCH

DALE W. ZAMECKI

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: September 30, 2022

Re: Southgate Tower Brownfield Plan Summary

Brownfield Plan Overview

The old Security Bank Building has been vacant since 2017. The property is known to have asbestos in the walls, and that asbestos must be remediated before any development can take place. Southgate Tower LLC, with AKT Peerless have prepared a Brownfield Plan that addresses the asbestos and details the future plans for the site. Approval of the Brownfield Plan will allow the developer to remove the asbestos and allow for the site to be developed into over 200 market rate apartments.

TIF Overview

The Brownfield Plan includes Tax Increment Financing (TIF). This is a commonly used method to help developers who wish to bring contaminated properties back into use. The TIF allows for pre-development property taxes to continue to go through the taxing jurisdictions. As the property is developed, and the taxable value of the property increases, the increase in taxes paid will be sent back to the developer to reimburse the cost of the asbestos remediation.

Safe Guards

- The Brownfield Plan would not require any money from the general fund and would not create any debt or financial liability for the city.
- Reimbursement would only occur after proof of the eligible activities work has been completed and taxes paid. Only eligible expenses would be reimbursed.
- The total amount of eligible activities the City of Southgate would agree to reimburse is capped at \$3,859,962 plus applicable interest less administrative fees which will be retained by the City.

NORMA J. WURLINGER MUNICIPAL BUILDING
14400 DIX-TOLEDO ROAD • SOUTHGATE, MICHIGAN 48195 • 734-258-3022 • FAX: 734-246-1414

- During the Brownfield Plan the developer will not appeal to lower taxes below that which is agreed to in the plan.
- The Brownfield Plan, and the associated TIF, expire after the agreed to expenses are paid. At that time all taxes paid will remain with the taxing jurisdictions.
- If the property is sold, the City Council would have the discretion to continue or discontinue the Brownfield Plan.

Collateral Assignment

The total asbestos remediation costs are greater than the amount the City of Southgate would reimburse as part of the Brownfield Plan. The Developer has also been awarded a \$1,200,000 loan from Downriver Community Conference for this Brownfield Plan. The City of Southgate is a collateral assignment on this loan.

Below is a link to the full Brownfield Plan

<https://aktpeerless.sharefile.com/share/view/s22f21a1d356649389ffc14fe7c92a26c>

The plan has also been printed and is available at the Clerk's Office.



Brownfield Redevelopment Authority
Special Meeting Minutes
September 2, 2022

Members present: Casanova, DiCarlo, Galanis, Laskaris, Leonard, Szatmari (Note: Oben was present on the phone, but not able to vote)

Guests: Dan Marsh, City Administrator; Samantha Seimer, AKT Peerless; Alex Begin, Southgate Tower LLC.

Meeting was called to order by acting Chairman DiCarlo at 5pm.

Selection of Chairperson

Motion by Casanova for Tony DiCarlo to be named acting chairman, supported by Szatmari. Motion carried unanimously.

Introductions of Guests:

Dan Marsh introduced Samantha Seimer from AKT Peerless, and Alex Begin from Southgate Tower LLC.

Presentation of Brownfield Plan – 16333 Trenton Rd.

Samantha Seimer made presentation regarding the Brownfield Plan and associated TIF.

Motion to approve Brownfield Plan made by Szatmari, supported by Laskaris. Motion carried unanimously.

Other Business:

No other business

Adjournment:

Galanis made motion to adjourn, supported by Laskaris. Motion carried unanimously. Meeting adjourned at 5:22pm

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
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DALE W. ZAMECKI

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: September 30, 2022

Re: Southgate Tower Brownfield Plan

As previously discussed at this evenings Public Hearing, the Administration has presented the City Council with a Brownfield Plan for the Southgate Tower. The Administration believes that the adoption of this Plan is in the best interest of the City. Therefore, the Administration respectfully requests that the City Council approve the attached resolution and authorize the Mayor and City Clerk to sign on behalf of the City.

Please do not hesitate to contact me with any additional questions.

Resolution Adopting Brownfield Plan

City of Southgate RESOLUTION APPROVING A BROWNFIELD PLAN FOR THE Southgate Tower Brownfield Plan PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the City Council of the City of Southgate, Wayne County, Michigan, held in the Council Chambers of said City on the 5th day of October, 2022 at 7:00p.m.

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the 2nd of September, 2022 pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the City Council, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the City Council at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the Financing Plan about the fiscal and economic implications of the proposed Financing Plan, and the Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan in accordance with Sections 14(4) and (5) of the Act; and

WHEREAS, the Council has made the following determinations and findings:

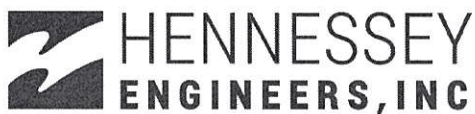
- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations

of the Taxing Jurisdictions, the Council wishes to approve the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.



September 19, 2022

Mr. Kevin Anderson, DPW Director
City of Southgate

**RE: Revised Storm Water Ordinance and resolution
City of Southgate
Hennessey Project 11008**

Dear Mr. Kevin Anderson:

On September 3, 2021, Wayne County formally adopted new stormwater rules and standards titled "Wayne County Stormwater Control Program." The Department of Environment, Great Lakes, and Energy (EGLE) is mandating that municipalities adopt the same standards including enforcement capabilities within their own ordinances.

We worked with EGLE to develop the attached revised Stormwater Ordinance that met all the required criteria. EGLE approved the revised Southgate Code of Ordinance Chapter 1048 Storm Water Runoff Control Revised APRIL 2022, on May 31, 2022.

Please let us know if you have any questions or comments or require additional documentation.

Very Truly Yours,

HENNESSEY ENGINEERS, INC

A handwritten signature in black ink, appearing to read 'John Hennessey', is written over a horizontal line.

John Hennessey
Vice President

cc: Dan Marsh, City Administrator, City of Southgate
Tiffany T. Neubig, Project Manager, Hennessey Engineers
John Miller, Construction Administrator, Hennessey Engineers
File B.4

R:\Municipalities\10000's Southgate\11000's Southgate\11008 MDEQ Stormwater Reports\2021 MS4 Permit Information\ 02-FINAL Project Plan Submittal - Southgate-Electronic Submittal.docx

RESOLUTION 2022-

A RESOLUTION TO ADOPT THE REVISED POST CONSTRUCTION STORM WATER CONTROL ORDINANCE THAT THE DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE), WATER RESOURCES DIVISION (WRD) APPROVED

WHEREAS, the City of Southgate wishes to adopt the revised post-construction storm water control ordinance which The Department Of Environment, Great Lakes, And Energy (EGLE), Water Resources Division (WRD) approved on May 31, 2022.

WHEREAS, the City of Southgate has amended the city of Southgate, Michigan Code of Ordinance 1048 Water Runoff Control on April 2022, to state the purpose, designation of stormwater authority; powers and duties, to define the definitions, to Determination of need for on-site detention or retention facilities, to make a Determination of need for a stormwater retaining system; to make a Procedure for development of facilities; to establish Design standards; to provide contents of post-construction stormwater management plan; to establish procedures for stormwater management plan and BMP construction plans submission; to provide exemptions; liability; review procedures; review fees; revision of plan; drains under the jurisdiction of the drain commissioner; as-built certification; notice of construction commencement; construction inspections by the city of Southgate or its representatives; maintenance agreement; stormwater management easements; severability; stop-work order; sanctions for violations; failure to comply: completion; emergency measures; cost recovery for damage to storm drain system; collection of costs; lien; effect of approval on remedies

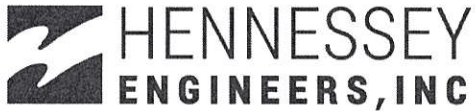
WHEREAS, said Code of Ordinance Chapter 1048 Storm Water Runoff Control Revised April 2022, was reviewed and approved by that the department of environment, great lakes, and energy (EGLE), water resources division (WRD) approved.

NOW THEREFORE BE IT RESOLVED, that the City of Southgate (legal name of applicant) formally adopts said Code of Ordinance Chapter 1048 Storm Water Runoff Control Revised April 2022, and agrees this ordinance shall take full force and effect upon publication thereof.

BE IT FURTHER RESOLVED, that the Director of Public Services, a position currently held by Mr. Kevin Anderson (name of the designee), is designated as the authorized representative for all activities associated with the Code of Ordinance Chapter 1048 Storm Water Runoff Control Revised April 2022.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN THIS 5th DAY OF OCTOBER 2022.

Janice M. Ferencz, City Clerk



September 19, 2022

Mr. Kevin Anderson, DPW Director
City of Southgate

**RE: EGLE DWAM Grant
Asset Management Plan update and Construction Administration
City of Southgate
Hennessey Project 11090**

Dear Mr. Kevin Anderson:

On February 16, 2022, the City of Southgate approved the acceptance of the Drinking Water Asset Management Grant Agreement. The grant will cover all the costs for the DWAM Program, including updating the City of Southgate Asset Management Plan for the City's water system as well as the costs to randomly verify the City's water services material type. The grant amount is a not to exceed the cost of \$599,291.00. Listed below is the estimated cost breakdown of the grant allocation.

Updating the Water System Asset Management Plan & Grant Administration	\$210,719.00
Physical Verification of 375 Water Services	
Hydrovac-ing Water Services (Bid Out to Contractor)	\$325,352.00
Inspection Services	\$ 31,624.00
<u>Verifying Water Service In the House at the Meter</u>	<u>\$ 31,624.00</u>
Total	\$599,219.00

Therefore, we are requesting authorization to prepare contract documents, solicit bids for the water service lead verification and update the City's water system asset management plan.

Please let us know if you have any questions or comments or require additional documentation.

Very Truly Yours,

HENNESSEY ENGINEERS, INC

A handwritten signature in black ink, appearing to read 'John Hennessey', is written over a horizontal line.

John Hennessey
Vice President

RESOLUTION 2022-xx

APPROVING ASSET MANAGEMENT PLAN AND DSMI ENGINEERING AND CONSTRUCTION SERVICES

WHEREAS, the City of Southgate applied for and received a Drinking Water Asset Management Grant in the amount of \$599,219.00; and

WHEREAS, this program is expected to be beneficial to the City of Southgate for the continued improvement of drinking water infrastructure for the period of February 15, 2022 through February 15, 2025; and

WHEREAS, this project will involve work related to the City of Southgate Asset Management Plan (AMP) and Distribution System Materials Inventory (DSMI), including field verification for a minimum of 370 service lines and updates to the AMP based on in-depth assessments.

WHEREAS, Hennessey Engineers will also administer the contract and perform the Asset Management Plan Development, perform the field verification of the DSMI location 1 verification, bid out, and oversee the DSMI location 2 and 3 verification, to include the construction services for the entire duration of the project; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Southgate, Wayne County, Michigan to hereby approve the acceptance of the \$273,967.00 Drinking Water Asset Management grant.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTHGATE,
WAYNE COUNTY, MICHIGAN THIS 5th DAY OF OCTOBER 2022.**

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
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September 19, 2022

To The Honorable
Southgate City Council
Southgate, Michigan 48195

Re: Appointment to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointment:

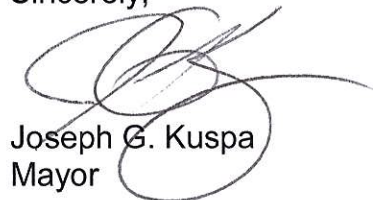
Library Commission – for a term expiring April 2024:

Suzanne Straub 11900 Fordline

This appointment fills the vacancy created by the passing of Mr. Grubbs.

Your concurrence on these appointments is greatly appreciated.

Sincerely,



Joseph G. Kuspa
Mayor

Cc: City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

BILL COLOVOS

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DALE W. ZAMECKI

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: September 30, 2022

Re: Municipal Employees Civil Service Commission

The Municipal Employees Civil Service Commission held a meeting on September 28, 2022 to amend the Emergency Appointments days from 30-60. At this meeting the MECSC voted to concur with the Administrations recommendation to change Emergency Appointment days from 30-60.

Attached are the meeting minutes and Resolution from this meeting. The MECSC is asking for your concurrence on this change.

Thank you.

City of Southgate
Municipal Employees
Civil Service Commission
September 28, 2022

Present – Brian Clark, Garrett Presnell
Excused – Sam Galanis
Also, present, Dan Marsh

A meeting of the Municipal Employees Civil Service Commission was held in the Caucus Room on September 28, 2022 and called to order by Secretary Kessler at 5:00 p.m.

The purpose of this meeting is to certify a current part time employee to allow for a full time position in the DPS garage, advertise for DPS Public Service Worker to create an eligibility list and amend the Emergency Appointments days from 30 to 60.

Moved by Clark, supported by Presnell, RESOLVED that the minutes of August 12, 2022 be approved as presented. Motion carried unanimously.

Administrator Marsh discussed with the Commission the current part time employee, Jermaine Dotson, be hired as a full time employee in the DPS garage department. Jermaine has proven his ability to perform the duties of a full-time employee. Moved by Clark, supported by Presnell, RESOLVED that the Municipal Employee Civil Service Commission concur with Administration's recommendation to hire Jermaine Dotson in a full time capacity to work in the DPS garage department. Motion carried unanimously.

Administrator Marsh requested the Commission's permission to advertise for the position of Public Service Worker to create an eligibility list. Moved by Clark, supported by Presnell, RESOLVED that the Municipal Employee Civil Service Commission concur with Administration's request to advertise for the position of Public Service Worker in order to create an eligibility list. Motion carried unanimously.

Administrator Marsh discussed with the Commission the Emergency Appointment section of the MECSC Rules and Procedures manual. Currently, the manual allows for thirty (30) days duration, with no more than thirty (30) days in any one calendar year for the appointment of an individual. Mr. Marsh explained that they would like to increase these days to sixty (60) as there are often times where the increases in work load, particularly the clerk's office during elections, could benefit from this increase in allowable full-time status of their experienced staff. Moved by Clark, supported by Presnell, RESOLVED that the Municipal Employee Civil Service Commission concur with Administration's recommendation to amend the MECSC Rules and Procedures Manual Section 4, Emergency Appointments, to include "No emergency appointment shall be of more than sixty (60) days duration at one time, nor more than sixty (60) days in one year." BE IT FURTHER RESOLVED THAT a copy of these minutes will be forwarded to City Council for their approval of this amendment. Motion carried unanimously.

Moved by Clark, supported by Presnell, RESOLVED that the meeting of the Municipal Employees Civil Service Commission be adjourned at 5:08 p.m. Carried unanimously.

Michelle Kessler
Recording Secretary

City of Southgate
County of Wayne, State of Michigan

No. 1-22

RESOLUTION

At a Regular Meeting of the Municipal Employee Civil Service Commission called to order by Secretary Kessler on September 28, 2022 at 5:00 pm the following resolution was offered:

Moved by Clark, supported by Presnell.

RESOLVED that the Municipal Employee Civil Service Commission concur with Administration's recommendation to amend the MECSC Rules and Procedures Manual Section 4, Emergency Appointments, to include "No emergency appointment shall be of more than sixty (60) days duration at one time, nor more than sixty (60) days in one year." BE IT FURTHER RESOLVED THAT a copy of these minutes will be forwarded to City Council for their approval of this amendment.

Motion carried unanimously.

Present: Clark, Presnell

Excused: Galanis

I, Michelle Kessler, Recording Secretary, do hereby certify that the foregoing is a true, correct and complete copy of a resolution adopted by the Municipal Employee Civil Service Commission at a regular meeting held on September 28, 2022.


Recording Secretary

cc: Mayor, Administrator, City Council, files