

1. Agenda

Documents: [04-21 14 AGENDA.PDF](#)

2. Packet

Documents: [04-21 14 PACKET.PDF](#)



INKSTER CITY COUNCIL

April 21, 2014
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Hilliard L. Hampton, II
Mayor Pro Tem – Marcus L. Hendricks, District II

Council Members:

Timothy Williams, District I
Lorenzo A. Moner, Jr., District III
Michael A. Canty, District IV
Kim Howard, District V
Dennard Shaw, District VI

FELICIA RUTLEDGE
CITY CLERK

RICHARD MARSH
CITY MANAGER

DAVID JONES
CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda Discussion
3. Public Hearing
4. Public Participation (limit to 3 minutes)
5. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
6. Adjournment

April 21, 2014
Regular City Council Agenda – 7:30 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. Proclamation for Westwood New Tech High School students and administration.
- B. Risk Management and Associates- Mike Longmire

4. Public Hearing

5. Consent Agenda

- A. April 7, 2014 Regular Council Meeting Minutes.

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- B. Allen Brother's & Attorneys, PLLC. Invoice \$ 18,807.00

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6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 6**

7. Previous Business

8. Ordinance(s)

- A. Second Reading(s)

9. New Business

- A. Discussion/Action: (John Adams) Consider approval of a "split bid" award for the following services, Board-up, Debris, Clean-up and Weed cutting. **Pg. 13**

- B. Discussion/Action: (John Adams) Consider approval to extend for an additional six months the Inter-local agreement between the City of Inkster, Wayne and Westland for sharing of Fire-Chief services. **Pg. 19**

- C. Discussion/Action: (John Adams) Consider approval of a Chief Operating Officer for the day-to-day management of the Fire Department to facilitate all the due diligence needed for making a recommendation regarding a regional fire authority. **Pg. 23**

- D. Discussion/Action: (John Adams) Consider approval of a requested resolution from the state that all three cities are providing approved minutes on the intent to accept the CGAP award of \$347,036.00 for the due diligence of the Wayne-Westland Fire Department Merger with the Inkster Fire Department. **Pg. 30**

- E. Discussion/Action: (Jeannie Fields) Consider approval of offer to purchase (Case # LD13-18) 3857 Walnut which is located on the east side of Walnut between Carlysle and Andover and is legally described as Lot 159 also W ½ Adj Vac Alley Inkster Gardens Acres Sub T2S R9E L48 P73 WCR (Property ID #014-03-0159-000) in the total amount of \$2,000 to William McClendon Jones. **Pg. 42**

10. Public Participation (limit to 3 minutes)

11. Mayor and Council Communication

12. City Clerk

13. City Manager

14. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

Felicia Rutledge
City Clerk

April 7, 2014

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 April 7, 2014

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

Call Meeting to Order

Mayor Hampton called the meeting to order at 7:40 p.m.

Pledge of Allegiance

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

Roll Call

Mayor Hampton	Present	Councilwoman Howard	Present
Councilman Moner	Exc. Absence	Councilman Williams	Present
Mayor Pro Tem Hendricks	Present	Councilman Canty	Present
Councilman Shaw	Present		

***A Quorum was present**

Approval of Agenda

Moved by Councilmember Canty, Seconded by Councilmember Williams to approve the agenda with added item "G" under New Businesses and removed item "A" under New Business.

Resolution 04-14-55R - Motion carried unanimously.

Presentations/Discussion

- A. Inkster Code Enforcement-Gina Triplett & Dawn Wall.
- B. Announcement-Competitive Grant Assistance Program for Police Consolidation \$486,754.
- C. Announcement- Wayne, Westland, Inkster Fire Department Merger Grant \$347,036.

Public Hearings

Consent Agenda

- A. March 17, 2014 Regular City Council Meeting Minutes.
- B. March 26, 2014 Special City Council Meeting Minutes.

Moved by Councilmember Canty, Seconded by Mayor Pro-Tem Hendricks to approve the consent agenda.

Resolution 04-13-56R- Motion carried unanimously.

Boards and Commission

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

Previous Business

Ordinance(s)

New Business

- A. Discussion/Action: (Mark Stuhldreher) Consider approval of an Investment Policy.
(REMOVED)**

- B. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy Director of DPS to make an application to the Wayne County Department of Public Service for necessary annual permits to allow temporary closure of certain Local and County Roads and the attached resolution as part of the requirements of the application (special events)

**Moved by Councilmember Shaw, Seconded by Councilmember Williams
Resolution 04-14-57R-Motion carried unanimously.**

- C. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy DPS to make an application to the Wayne County Department of Public Service for necessary annual permits to occupy the Right-of-Way of Wayne County Roads and the attached resolution as part of the requirements of the application (maintenance)

**Moved by Councilmember Williams, Seconded by Councilmember Howard
Resolution 04-14-58R-Motion carried unanimously.**

- D. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy of DPS to make an application to the Wayne County Department of Public Service for necessary annual permits to occupy the Right-of-Way of Wayne County Roads and the attached resolution as part of the requirements of the application. (Pavement restoration)

**Moved by Councilmember Shaw, Seconded by Councilmember Williams
Resolution 04-14-59R-Motion carried unanimously.**

- E. Discussion/Action: (Jerome Bivins) Consider authorizing administration to have a citywide liquidation sale of excessive assets, equipment, and rolling stock.

**Moved by Councilmember Shaw, Seconded by Councilmember Howard
Resolution 04-14-60R-Motion carried unanimously.**

- F. Discussion/Action: (Mark Stuhldreher) Consider approving a Service Agreement with Plante and Moran.

**Moved by Councilmember Canty, Seconded by Councilmember Williams
Resolution 04-14-61R-Motion failed.
Nay: (Canty, Howard, Shaw, Hendricks, Hampton)
Absent: (Moner)**

- G. Discussion/Action: (Councilman Williams) Consider approval of the City of Inkster 43rd Annual Memorial Day Parade in conjunction with American Legion and Inkster VFW.

Moved by Councilmember Canty, Seconded by Councilmember Howard
Resolution 04-14-62R-Motion carried unanimously.

Public Participation

- **S. Walker**-Had questions regarding the Inkster Recreation Complex and flooding basements.
- **Juanita Davis**-Asked what does judgment levy one thru three mean on the tax bills.
- **Jessica Russell**-Discussed a Bazaar for the Southwest Block Club. Additionally, they were seeking six Auxiliary Police for the Bazaar.
- **Octavia Smith**-Informed residents of the Healthy Michigan Healthcare plan and to contact Western Wayne Family Health Services for additional information.
- **Mary McClendon**- Stated she was representing Commissioner Richard LeBlanc's office and welcomed any questions or concerns that could be taken back to Commissioner LeBlanc.
- **Chief John Adams**-Informed City Council about the displaced residents in the Dartmouth Square Apartments which were involved in a fire.
- **Gabe Henderson**-Informed residents of the opening of the Spring Clean on April 26, 2014.
- **Ben Ferguson**-Stated to City Council that good things are happening with the new leadership.
- **Darrell Myrick**-Stated he is having a problem with the foundation in his home. He attributes this to a home that was demolished next door to him.
- **George Williams**-Asked about his sister's pension. He said she is paying a lot of money for her medication and needs her pension to be released from the city.

Mayor and Council Communications

- **Councilman Shaw**-Asked about the shooting on March 22, 2014, the Treasurer's report with regards to a million dollar surplus vs. eight and questioned is inter-fund borrowing illegal. Additionally he stated to Ms. McClendon, Commissioner LeBlanc's representative about trees being cut down on Colonial. Furthermore, he said that if the Treasurer's office needed assistance then an RFP should go out.
- **Councilman Williams**-Asked residents to Shop Inkster Businesses. He stated that some citizens said they purchased property at an auction and it is not on their bill. He asked about PA. 4 and PA 436. Additionally, he asked about the powers of the city being reinstated to the City Manager. Furthermore, he asked if the State of Michigan could come down to explain why city administration powers have not been given to the qualified City Manager.
- **Mayor Pro-Tem Hendricks**-Asked about the status of the Recreation Complex, the Water Policy going to monthly billing and the goal setting session for the City Manager. Additionally he wanted more information about money that was given to the city for potholes. He congratulated Mayor Hampton for being chosen as a Taubman Fellowship recipient this year.
- **Mayor Hampton**-Inquired about the money for potholes. Stated that he was at the meeting in Lansing with the State Treasury and he wanted to make it clear that he is opposed to any one person having super powers. He stated that elected officials in their leadership capacity should always be the final say so on policy. Additionally he stated that the City of Inkster should find creative ways to grow their tax base, create more revenue and cash flow. Furthermore he asked about Risk Management and Associates and the UHY Study.

City Clerk

City Manager

- Thanked the leadership team.
- Thanked Ms. Walls and Ms. Triplett for their Code Enforcement presentation.
- Stated he was not aware of Ruthie Williams's pension issue.
- Responded to Mr. Myrick's complaint about his home. He stated he did have the opportunity to sit down with him and that he agreed with the response that the City of Inkster gave him in 2008.
- Stated that the Adjuster for the Recreation Complex agreed to pay \$103,000 and \$36,000 and that the total project should be completed in six to eight weeks.

Closed Session

Adjournment

There being no further business to come before Council, on motion duly made by Mayor Pro-Tem Hendricks, Seconded by Councilmember Williams and carried, the Regular Council meeting of April 7, 2014 was adjourned at 9:50 p.m.



Felicia Rutledge, City Clerk
City of Inkster

Allen Brothers
Attorneys & Counselors, PLLC
400 Monroe Street, Suite 220
Detroit, MI 48226-2963

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

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03/31/2014
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,000.00
Municipal Legal Services	\$1,250.00
Labor	\$154.98
Litigation	\$11,402.02
Total Billed for March 31, 2014	\$18,807.00
Previous Unpaid Balance-February 2014	\$30,244.22
Total Balance Due	\$49,051.22

CITY OF INKSTER

Boards & Commissions

[MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE]

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]
 2 Year Term 9 Members Ordinances: 414,457 & 508
 Richard Marsh, Jr., Director Tenure
 Denise Champagne, Project Dir. Tenure
 - (Ex-Officio Member)
 Rochelle Wells Exp. 08/20/14
 April Walton Exp. 01/18/15
 Audrey Jean Searcy Exp. 06/02/14
 Doris Horne Exp. 09/07/14
 Theola Jones Exp. 11/15/14
 Henry Wade Exp. 03/07/15
 Dorothy M. Moore Exp. 11/15/15
 Nellene Moore Exp. 08/16/14
 Dorothy Gardner Exp. 06/16/14
 Chuck Coleman Exp. 04/04/15
 Gabe Henderson Exp. 04/04/15

BOARD OF REVIEW

[MEETINGS: March, July and December]
 Annual Appointment 3 Members Charter Provision and State Law
 Alfreda Robinson Clerk of the Board – Non Voting
 Gloria Brown Exp. 12/31/14
 Ned Sanders (Alternate) Exp. 05/02/14
 Dante Williams Exp. 03/19/14
 Celeste McDuffie Exp. 03/19/14

BEAUTIFICATION COMMITTEE

[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]
 2 Year Term
 Toni Bailey Exp. 04/26/14
 Enoch Jackson Exp. 04/26/14
 Joe Burton Exp. 04/26/14
 Rev. George Williams (T) Exp. 04/26/14
 Eunice Williams (C) Exp. 04/26/14
 Wyanetta Motley (S) Exp. 04/16/14
 Horace Jordan Exp. 04/26/14
 Larry Motley (C) Exp. 04/26/14
 Dorothy McClendon Exp. 05/14*
 Dr. Evelyn Clark Exp. 05/14*
 Tommie Jones Exp. 05/14*
 Cephus Thomas Exp. 04/26/14
 Clareese Jordan Exp. 11/13
 LaShawn Westbrook Exp. 05/14*
 Blinda Jones Exp. 05/14*
 Robert Broadnax Exp. 05/07/14
 Minnie Johnson Exp. 05/14*
 Alana Glover Exp. 05/07/14
 Gabe Henderson Exp. 05/7/14
 Shera Johnson Exp. 05/14*
 Demetrius Dalton Exp. 05/21/14
 Henry Wade Exp. 05/14*

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BEAUTIFICATION COMMITTEE (continued)

John W. Gee, Jr.	Exp. 05/14*
Tania James	Exp. 05/14*
Khalisha Nathan	Exp. 05/21/14
Toya Ellis	Exp. 05/14*
Princella Ellis	Exp. 05/21/14
Theresa Lindsey	Exp. 05/21/14
Norma Taylor	Exp. 05/21/14
Alto Baker	Exp. 05/14*
Kent Hudson	Exp. 05/14*
Donna Towns	Exp. 06/04/14
Elcfernack M. Lotman	Exp. 06/14*
Epson Johnson	Exp. 06/14*
Patricia Morgan	Exp. 06/14*
LeVania Henderson	Exp. 06/18/14
DeShandra Motley	Exp. 6/17/15
Denise Motley	Exp. 06/17/15

BUILDING AUTHORITY COMMISSION - Inactive

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

Exp. 12/31/05
Exp. 12/31/00
Exp. 12/31/01

CABLE TELEVISION COMMISSION

[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]

3 Year Term

9 Members

Ordinances 593 and 609

Timothy Williams Ex-Official		Exp. 11/16/12
Danny Van Schoiack	Dist. 1	Exp. 12/01/11
Vacant	Dist. 2	
Vacant	Dist. 3	
Alfreda Flowers	Dist. 4	
Vacant	Dist. 5	Exp. 06/04/15
Lewis Gregory (C)	Dist. 6	
George Collier	Mayoral	Exp. 01/04/13
Carmen Mitchell	At-Large	Exp. 03/16/12
		Exp. 02/18/11

CANVASSERS BOARD

[MEETINGS: As Required]

4 Year Term

4 Members

State Law

Deborah Owens (Dem)
Gloria Brown (Dem)
Courtney Owens (Dem)
Eugene Brazeal (Rep)

Exp. 12/31/15
Exp. 06/04/16
Exp. 06/04/16
Exp. 08/06/16

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden
Vacant - (Employee Representative)
James White
- (Commission Appointment)

Exp. 6/18/15
Exp. 12/04/11

CONSTRUCTION BOARD OF APPEALS/DANGEROUS BUILDING BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Theola Jones		Exp. 04/14
Henry Wade		Exp. 05/11
- (Licensed Plumber)		
Kenyatta Mason		Exp. 11/12
- (Licensed Electrician)		
Marcus Hendricks – Temporary Alternative		
- (Licensed Electrician)		
- Building Inspector		
- (Licensed Engineer/Inspector)		
Yuri Mayorchak		Exp. 11/13
George A. Chatman		
David Stevens		

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term 12 Members State Law and Ordinances 687 and 741

Hilliard L. Hampton, II	Tenure
Martha Theis	Exp. 01/14/18
Lewis Gregory (Treasurer)	Exp. 09/20/14
Cynthia Adams	Exp. 01/14/18
Tom Costello (VC)	Exp. 10/06/18
Peter Cemot	Exp. 01/21/18
Vacant	Exp. 07/19/14
Andrea Parson	Exp. 08/01/15
Winston Wade (Secretary)	Exp. 12/17/16
Vacant	

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term 11 Members State Law and Ordinances 517 and 570

Hilliard L. Hampton, II	
Bishop Walter Starghill, Jr.	
Vacant	Exp. 06/07/16
Vacant	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Mary Weislo	Exp. 06/07/16
Cassandra Leonard	Exp. 03/07/17
Herbert Johnson	Exp. 06/07/16
Dennis Weislo	Exp. 06/07/16
Vacant	EXP. 06/07/19

ELECTRICAL EXAMINING BOARD

Indefinite Terms 4 Members State Law and Ordinance 616

Walter Bays (Elec. Cont.)
 Andrew Hughes (Adm. Official)
 Carlton Trouteaud (Rep. of Detroit Edison)

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HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term

6 Members

State Law and Ordinance 99

Tony Love, Director & Secretary
William Acklin
Ernest Hendricks
James Orr
Ernestine Williams
Delphine Oden

Tenure
Exp. 03/17
Exp. 03/13
Exp. 11/13
Exp. 03/13
Exp. 08/14

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term

7 Members

State Law and Ordinance 196

Vacant	Dist. 1
Vacant	Dist. 2
Vacant	Dist. 3
Vacant	Dist. 4
Vacant	Dist. 5
Michael Wells	Dist. 6
Vacant	

Exp. 12/20/12

LIBRARY BOARD

4 year term

Michael Wells
Sandra Markwart
Dorothy Gardner
Dosys Thompson
LaDon Gibbs
Paulette Dye

Exp. 2015
Exp. 2015
Exp. 2015
Exp. 2015
Exp. 2015
Exp. 2015

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term

7 Members

Ordinance: 603

Vacant	Dist. 1
Curtistine Barge	Dist. 2
Vacant	Dist. 3
Vacant	Dist. 4
Vacant	Dist. 5
Vacant	Dist. 6
Vacant	Mayoral

Exp. 12/05/13

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term

7 Members

State Law and Ordinance 409

Theodore Mimms
Eugene Thompson (VC)
Dorothy Gardner
Darwin Howard
William Howard
Cheryl Stinson
Vacant

Exp. 11/19/14
Exp. 11/19/14
Exp. 11/19/14
Exp. 12/15/14
Exp. 11/03/15
Exp. 02/02/16

April 21, 2014

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term

9 Members

Ordinances: 493 & 551

Sandra French	Dist. 1	
Shirley Miller	Dist. 2	Exp. 04/30/14
Shelby Johnson	Dist. 3	Exp. 03/25/14
Vernell Massey	Dist. 4	Exp. 01/03/14
Gloria Mitchell	Dist. 5	Exp. 11/04/14
James Richardson IV	Dist. 6	Exp. 07/18/13
Tonia Williams	Mayoral	Exp. 01/03/14
Sheila Garland	Mayoral	Exp. 04/04/13
Norma McDaniel	Council	Exp. 05/21/14
		Exp. 12/20/14

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Vacant	Dist. 1	
Vacant	Dist. 2	
Cory Wells	Dist. 3	
Vacant	Dist. 4	Exp. 12/05/13
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	Mayoral	

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term

9 Members

State Law and Ordinance 33

Marcus Hendricks	Tenure
Hilliard L. Hampton, II	Tenure
Darryl Davis (City appointee) (Vice Chairman)	Exp. 10/15
Robert Thomas (Secretary)	Exp. 10/15
Emmereal Wells	Exp. 01/15
James Garrett	Exp. 02/14
April Walton	Exp. 09/16
Sam Brown (Chairman)	Exp. 10/14
Richard Wooten	Exp. 08/16

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 6:00 p.m., Fire Station]

2 Year Term

5 Members

Charter

Jean Overman	Mayoral	Exp. 02/16
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	Council	Exp. 12/14
Charles Hines (Pension Board Appt)		Exp. 12/12

WATER REVIEW COMMITTEE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Mayor Pro-Tem Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

April 21, 2014

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term

7 Members

State Law and Ordinance 277

Dorothy Gray	Dist. 1	Exp. 01/14/17
Clarence Oden, Jr.	Dist. 2	Exp. 01/14/17
James Cross (VC)	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs	Dist. 4	Exp. 05/16/14
Vanola Williams	Dist. 5	Exp. 09/03/16
Norma McDaniel (S)	Dist. 6	Exp. 10/19/15
Richard Wooten (Planning Comm. Appointee)		Exp. 01/14/17

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit 37137 Marquette, Westland, MI. 48185]

Michael Canty, Council Appointee

Exp. Tenure

Denise Champagne, Council Appointee

Exp. (Appointed in 2009)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]
6 Year Term

13 Members

Resolution 85-8-331

Hilliard L. Hampton, II	Tenure
Richard Marsh	Tenure
Bishop Walter L. Starghill, Jr.	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Vacant	Exp. 06/07/16
Dennis Weislow	Exp. 06/07/19
Cassandra Leonard	Exp. 06/07/16
Mary Weislow	Exp. 06/07/16

TIFA WORKING COMMITTEE FOR THE JUSTICE CENTER

5 Members

Bishop Walter L. Starghill	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Vacant	Exp. 06/07/16
Vacant	Exp. 06/07/16

BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]
Terms 1, 2 and 3 years Up to 9 members

Resolution 02-9-458

Timothy Williams, City Council Representative	Tenure
Richard Marsh, City Manager	Tenure
Mark Stuhldreher, Treasurer	Tenure
Community Development Director (VC)	Tenure
Tonia C. Williams (C)	Exp. 6/27/14
Dorothy Gardner	Exp. 10/05/15

CARVER HOMES DISTRICT CITIZENS COUNCIL- Inactive

[MEETINGS: Third Thursday of each month at 6:30 P.M., St. Clements Manor]

Velma Hammons
Daniel Henderson
Willie Johnson
Bessie Jones
Melodie Jones
Clara Gray-Joiner
Geneva Lyles
Norma McDaniel
Ramona Rogers
Antonio Shaw
Jacqueline Treadway
Rita Watson
Barbara Whatley
Julius Williams
Glaynda Wright
Chris Yatooma

NOTES:

Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Richard J. Marsh, Jr., City Manager

Date: 4-10-2104

From: Assistant Chief John D. Adams

Date for Council Consideration: 4-21-2014

ACTION REQUESTED: Approve a "split-bid" award for the following services, Board-up, Debris clean-up, and Weed cutting.

Current Action *approval required* Emergency

Future

Funds Budgeted: If Yes _____ Account # 241.728.801.360 No N/A _____

Treasurer's Approval _____

BACKGROUND:

The City of Inkster in the past had a single contractor for cutting tall weeds at vacant homes and lots. DPS did provide clean-up along with the contractor. Code enforcement assisted in identifying properties where blighted needs to be abated. Due to the reduction in staffing, we need to create a streamline process to continue anti-blight services. We have received several responses to a Request for Bids for the services listed below and have identified three companies who are qualified to provide these services. This is a request that Council approve these three companies as vendors to provide board-up, debris removal, and weed cutting as needed.

SCOPE OF SERVICES:

Noxious weed/ grass cutting

Mow or cut all vacant lots and acreage parcels to the road or curb lines, including ditches if located on property, and remove all debris from within the cutting area. Cutting height shall be two (2) inches.

As directed, separately mow and clean up improved properties (around buildings or other structures), cutting to a height not to exceed two (2) inches and trim along fences, hedges and plantings to a similar height.

Weed cutting will include clean-up of miscellaneous debris from properties prior to weed cutting to avoid scattering of same. **When volume of debris is excessive requiring more work than a walk-thru clean up, the contractor shall notify the City and confirm the higher than normal necessary debris clean up.** The City, at their discretion, will determine if the excess debris is necessary to be cleaned by the contractor prior to cutting and will verify the volume of clean up necessary. (The City will provide a disposal site for the debris removed at no charge to the contractor.)

The contractor will then be reimbursed per cubic yard for clean-up of excess debris required to mow the property.

The contractor will be required to hand cut, when determined by the City, around utility poles, signs, hydrants, utility fixtures, fences, buildings, and any item so designated by the City as part of the contract work. No additional compensation will be made therefore cost of same shall be included in the unit prices bid.

Debris Clean-up

Remove all assigned debris on all vacant lots, improved properties, and acreage parcels to the road or in curb lines, including ditches if located on property.

The debris shall be taken to a point designated by the city official to be disposed of in a trash container. Transportation from the assigned clean-up site to the dumpster area shall be done without allowing any of that debris to be re-released while en-route. If debris is released the contractor shall stop safely and clean-up said debris. The contractor will be required to also maintain the area around the dumpsters and notify the city official when the said dumpsters are full.

The contractor must have minimum of one (1) year experience providing debris clean-up with a commercial contract service agreement.

Board-up

For the purpose of securing all openings on a structure that has been assigned by the city official, the contractor will use $\frac{3}{4}$ " plywood that shall be cut to fit the size of the opening and painted the color specified by the city official. A 3.5 inch coated hex drive deck screw shall be used to secure the plywood into the framing member of the said structure every eight (8) inches along the perimeter of the plywood.

Should the contractor fail to keep up with the work, as required by the Contract, the City reserves the right to hire additional contractors to satisfactorily complete the work.

TERM OF CONTRACT

The contract shall expire on December 31, 2014, with the option by the City of Inkster to extend the contract for one (1) additional year (ending December 31, 2015).

The contractor shall not sublet, assign or transfer this contract or any portion thereof or any payment due without the written consent of the City.

REQUIREMENTS OF CONTRACTOR

Contractor shall protect the property of the City of Inkster and residents at all times.

Contractor shall provide a sufficient crew at each job site with all equipment, means, and methods necessary to complete the work specified efficiently and as rapidly as possible.

Contractor must perform the work within thirty-six (36) hours after a Work Authorization is issued by the City with the exception of board-up. Board-ups must be conducted within six (6) hours for an "Emergency Board-up" and with eighteen (18) hours of "Normal Board-ups." If the work is not completed during the specified period, the City may allocate Work Authorizations to an alternate contractor.

Contractor shall provide documentation of the arrival and departure time on all invoices, and, for each invoice, provide (in electronic form) a "before" and "after" picture taken from the same vantage point. Failure to provide that photo log of work completed for that invoice will result in a delay of coinciding payment. If the contractor fails to provide photos for any service, the city will refuse payment of the coinciding service.

If the contractor does not complete the submitted work and a re-submittal has to be issued by the Code Compliance Office, the contractor will complete the work at their own expense. No additional invoice will be accepted.

The contractor shall guarantee the reimbursement, repair or replacement and restoration of any cultivated area damaged by careless or accidental use of equipment or machinery. Also, to repair or replace any fences, signs, buildings, poles and/or appurtenances damaged or destroyed by careless or accidental use of equipment or machinery in the performance of the contract.

The contractor shall furnish sufficient manpower and equipment to accomplish the work and to be able to complete a single cutting of all properties within thirty (30) calendar days.

EQUIPMENT REQUIREMENTS

The contractor shall accompany the bid with a complete and up-to-date list of machinery, equipment, and related attachments that will be used in performing work indicated above, and list to indicate manufacturer, model, year, identification serial numbers, and/or other specific nomenclature.

The selected contractor shall maintain at least two mobile/cellular telephone units capable of communicating with the Code Compliance Office at all times during normal business hours.

The selected contractor will own, and be able to operate, a digital camera used to verify "before" and "after" situations from the same vantage point for all services provided.

The selected contractor shall demonstrate that they are in possession of a computer system which meets the standards necessary to operate software programs and interface with the Code Compliance Office computer system including, but not limited to:

- a. E-mail communication with the Code Compliance Office.
- b. Ability to receive Work Authorizations and submit invoices on a daily basis via the computer and or smart phone.
- c. The selected contractor shall designate a staff person with the appropriate computer experience to act as liaison in all computer related matters. It is the responsibility of the contractor to provide maintenance and security of their computer.

INVOICING

Contractor shall submit all invoices to the following e-mail address:

firedept@ww-fa.com or to be determine by the City of Inkster

All Work Authorizations from the City must be completed by the contractor within thirty six (36) hours from receipt of same. All invoices are electronically submitted to the City within forty-eight (48) hours of the completion of work. They must be numbered and contain the following:

- a. Address of job site (or location in the case of a vacant lot)
- b. Date work was completed
- c. Arrival and departure time to and from the job site
- d. Type of work completed

- e. Digital pictures showing the "before and after" work was completed from the same vantage point.
- f. If applicable, any specific notes from the contractor that may have affected the operation.

PAYMENT

Payment will be a Lump Sum payment upon completion of each complete cut. Payment will be based on the quantity and unit prices of items completed. Invoices must be submitted on a weekly basis and will not be considered for payment until the City has verified the work has been completed.

JUSTIFICATION:

The city has a responsibility to provide a safe and blight free environment for our residents. Being creative with state and federal dollars the city can move forward with an anti-blight campaign to clean and repair our streets and neighborhoods.

PROJECT IMPROVEMENTS:

Which of the Five (5) Council Goals does this request meet?

Note to Department Heads: You may indicate anywhere from one to all five goals, if applicable.

1. Enhance Public Safety
2. Revitalize the Michigan Avenue Corridor and the area covered by the DDA
3. Improve and promote the image of Inkster

COSTS:

Preference for work assignments under these contracts will be given to the vendor with the lowest cost, if practical. Below are the results of the 2014 Noxious Weeds/tall grass, Debris clean-up, and Board-up Bid:

Contractor	Board-up	Materials	sub lot	per acre	Debris per cubic yard
Highland Landscaping	\$50.00 an hour	12%	\$ 29.00	\$ 41.00	\$ 10.00
Safe Step Maintenance	\$55.00 an hour	15%	\$ 29.00	\$ 44.00	\$ 10.00
B & D Green Lawn Service	\$65.00 an hour	15%	\$ 30.00	\$ 41.00	\$ 12.00
ENS			\$ 30.00	\$ 47.00	\$ 11.00
A & K Lawn Care Inc.			\$ 40.00	\$ 48.00	\$ 18.00
Fontenot Landscaping Ser.			\$ 50.00	\$ 50.00	\$ 28.00

PROJECT TIME TABLE:

The split-bids approved by council on the April 21th meeting. The contracts to be in effect the following day of the contracts sign by the approved vendors.

RESOLUTION:

Authorization is hereby given to:

Resolved by:

Seconded by:

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Richard J. Marsh, Jr., City Manager

Date: 4-10-2104

From: Assistant Chief John D. Adams

Date for Council Consideration: 4-21-2014

ACTION REQUESTED: To extend for an additional 6 month the Inter-local agreement between the City of Inkster, Wayne and Westland for sharing of Fire Chiefs services.

Current Action *approval required* Emergency

Future

Funds Budgeted: If Yes _____ Account # _____ No XXX N/A _____

Treasurer's Approval *JDS*

BACKGROUND:

The City of Inkster has been under a shared chief's agreement for the past 4 month and that agreement is up for renewal with this position added to assist in the operations of the fire department.

SCOPE OF SERVICES:

ADDENDUM #1 TO DECEMBER 2, 2013 INTERLOCAL AGREEMENT BETWEEN THE CITY OF INKSTER, WAYNE AND WESTLAND FOR SHARING OF FIRE CHIEF SERVICES

WHEREAS, the undersigned entered into an Interlocal Agreement Between the City of Inkster, Wayne and Westland for Sharing Fire Chief Services on or about December 2, 2013 (Agreement);

WHEREAS, the Agreement terminates June 30, 2014;

WHEREAS, as Fire Chief Michael J. Reddy (Reddy) has acted as a shared Fire Chief for Inkster, Westland and Wayne;

WHEREAS, Westland, Inkster and Wayne desire to extend the Agreement;

WHEREAS, Reddy is willing to extend his duties in the Agreement to be the shared Fire Chief with the City of Inkster for a defined term upon certain conditions;

NOW, THEREFORE, in consideration of the mutual covenants, undertakings, understandings and agreements set forth in this document, and the factual background facts presented above, it is hereby agreed:

1. Term. The Agreement will be extended to December 31, 2014 for Reddy to be the Inkster Fire Chief on a shared basis, without additional compensation to Reddy or Wayne or Westland.
2. Chief of Operations. Inkster shall engage and compensate a Chief of Operations (COO) to work with and report to Reddy.
3. Prior Agreement. All other provisions of the December 2, 2013 Agreement shall remain in effect.

JUSTIFICATION:

To continue to provide Fire Chief services for the City of Inkster.

PROJECT IMPROVEMENTS:

Which of the Five (5) Council Goals does this request meet?

Note to Department Heads: You may indicate anywhere from one to all five goals, if applicable.

1. Enhance Public Safety
2. Improve and promote the image of Inkster

COSTS:

The city would not pay any additional monies for this addendum #1

PROJECT TIME TABLE:

The request is to have council approval the shared Fire Chiefs services agreement after the independent contractor agreement for the COO has been approved on the April 21st council meeting.

RESOLUTION:

Authorization is hereby given to:

Resolved by:

Seconded by:

Yes:

No:

Absent:

ADDENDUM #1 TO DECEMBER 2, 2013
INTERLOCAL AGREEMENT BETWEEN THE CITY OF INKSTER,
WAYNE AND WESTLAND FOR SHARING OF FIRE CHIEF SERVICES

WHEREAS, the undersigned entered into an Interlocal Agreement Between the City of Inkster, Wayne and Westland for Sharing Fire Chief Services on or about December 2, 2013 (Agreement);

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2. Chief of Operations. Inkster shall engage and compensate a Chief of Operations (COO) to work with and report to Reddy.

3. Prior Agreement. All other provisions of the December 2, 2013 Agreement shall remain in effect.

CITY OF WESTLAND

Mayor William R. Wild

Eileen DeHart, City Clerk

Date _____

CITY OF INKSTER

Mayor Hilliard L. Hampton

Felicia Rutledge, City Clerk

Date _____

CITY OF WAYNE

Mayor Abdul Haidous

Matthew Miller, City Clerk

Date _____

REQUEST FOR COUNCIL ACTION

To: Richard J. Marsh, Jr., City Manager

Date: 4-10-2104

From: Assistant Chief John D. Adams

Date for Council Consideration: 4-21-2014

ACTION REQUESTED: Contract a Chief Operating Officer for the day-to-day management of the department and to facilitate all the due diligence needed for making a recommendation regarding a regional fire authority.

Current Action *approval required* Emergency Future
Funds Budgeted: If Yes _____ Account # _____ No XXX N/A _____
Treasurer's Approval 

BACKGROUND:

The City of Inkster has been under a shared chief's agreement for the past 4 month and that agreement is up for renewal with this position added to assist in the operations of the fire department.

SCOPE OF SERVICES:

John D. Adams

4000 S. Sheldon

Canton, Michigan 48188

Re: Independent Contractor Agreement – Fire Chief of Operations

Dear Chief Adams:

This letter will confirm the terms and conditions on which you will be engaged as an independent contractor for City of Inkster ("City" or "Inkster"). This a personal service contract and may not be transferred in whole or in part to another person or entity.

1. Services. You will act as the Inkster "Fire Chief of Operations" and perform those regular tasks appropriate for that position as set forth in the Charter for the City of Inkster and state statute. You will report to Fire Chief Michael J. Reddy and the City of Inkster City Manager. You will take direction from Chief Reddy and be his assigned designee. Upon the creation of a regional fire authority, in which the City participates, your duties will be assumed into the authority.

2. Independent Contractor. Your relationship to the City shall be that of an independent contractor. The City shall have no liability to you except to pay your compensation and to reimburse your mandatory licensure expenses. City will not withhold FICA (Social Security and Medicare taxes) from your compensation or make FICA payments on Consultant's behalf. Likewise, the City will not make state or federal unemployment compensation contributions on your behalf. You will pay all taxes incurred while performing services under this Agreement - including all applicable income taxes and, if you are not a corporation, self-employment (Social Security) taxes. Upon demand, you shall provide City with proof that such payments have been made. You shall provide the City your social security number so that it may issue a 1099 to you for the compensation received.

3. Compensation. The City of Inkster will pay \$45,000 for the period of July 1, 2014 to June 30, 2015. Payment will be made at agreed upon periods during the term of this agreement.

4. Benefits. You will not participate in any employee benefit programs offered by the City to its employees. You will not receive sick, personal or vacation pay, holiday pay, EMS bonus, on call pay, technological bonus, health, dental, optical or life insurance or severance. You will not accrue any new entitlement to pension. The City shall not be obligated to pay you compensation during any extended period of time off, as determined by the Mayor, in which you are unable to render the services requested because of sickness, injury or other disability. However, you will receive use and maintenance of a City vehicle appropriate for and marked for a Fire Chief.

5. Term. The term of this agreement shall be from July 1, 2014 to June 30, 2015, unless it terminates sooner as provided in this paragraph. The Mayor of the City may terminate or cancel this agreement upon your failure to perform the services described in this agreement upon one month written notice. The Mayor's termination of the agreement is subject to review by the Inkster City Council, which may reverse such a decision upon a finding that there was no reasonable basis for terminating the agreement. The agreement shall terminate without notice or payment upon your death or disability.

6. Noncompetition and Confidentiality. During the term of this agreement, you shall not perform consulting or other services for any other person or organization without the prior written consent of the Mayor. During or after the term of this agreement, you shall not use or disclose to any person or organization, without prior written consent from the City, any trade secrets or other confidential information relating to the City that you may acquire during the performance of your services. The City shall be entitled to injunctive relief and attorney fees if you violate this paragraph, in addition to any other remedy provided by law.

7. Records. Any records or other documents (including copies, summaries, or diskettes or other medium for electronic storage of information) prepared or acquired by you in performing services to the City shall belong to the City and shall be surrendered to it upon termination of the agreement.

8. Workers' Compensation. City shall not obtain workers' compensation insurance on behalf of you.

9. Unemployment Compensation. City shall make no state or federal unemployment compensation payments on behalf of you or your employees or contract personnel. You will not be entitled to these benefits in connection with work performed under this Agreement. If you file a petition for and receive unemployment compensation, the total amount of unemployment compensation awarded to and received by you shall be deducted from and be an offset against the amount of compensation due and payable to you by the City under this Agreement.

10. Liability. City agrees to defend and hold you harmless from any and all liability arising from the performance of your services during the term of this Agreement except for intentional or reckless acts or acts of gross negligence. As an independent contractor, you agree to defend and hold harmless the City from any and all liability arising out of your intentional or reckless acts or acts of willful gross negligence in the performance of services during the term of this Agreement in an amount not to exceed \$45,000.

11. Other. Any dispute or claim involving this agreement shall be brought in Wayne County, Michigan. Any dispute or claim under the Agreement, other than under Paragraph 5 above, shall be deemed waived unless asserted in Court within 90 days of the occurrence giving rise to the dispute or claim.

This agreement contains our entire agreement and supersedes any prior oral or written understandings and agreements. We can modify it only by a writing signed by both you and the City. This agreement is binding upon the successors and assigns of the City, is not assignable by you, and is governed by Michigan law.

If you agree with the terms of this letter, please sign the enclosed copy to make it our binding agreement.

JUSTIFICATION:

PROJECT IMPROVEMENTS:

Which of the Five (5) Council Goals does this request meet?

Note to Department Heads: You may indicate anywhere from one to all five goals, if applicable.

1. Enhance Public Safety
2. Improve and promote the image of Inkster

COSTS:

The city would pay the Chief of operations a flat fee as an independent contractor in the amount of \$45,000.00

PROJECT TIME TABLE:

The request is to have council approval the independent contractors agreement on April 21st council meeting.

RESOLUTION:

Authorization is hereby given to:

Resolved by:

Seconded by:

Yes:

No:

Absent:



CITY OF INKSTER

26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4232



_____, 2014

John D. Adams
4000 S. Sheldon
Canton, Michigan 48188

Re: Independent Contractor Agreement – Fire Chief of Operations

Dear Chief Adams:

This letter will confirm the terms and conditions on which you will be engaged as an independent contractor for City of Inkster ("City" or "Inkster"). This a personal service contract and may not be transferred in whole or in part to another person or entity.

1. Services. You will act as the Inkster "Fire Chief of Operations" and perform those regular tasks appropriate for that position as set forth in the Charter for the City of Inkster and state statute. You will report to Fire Chief Michael J. Reddy and the City of Inkster City Manager. You will take direction from Chief Reddy and be his assigned designee. Upon the creation of a regional fire authority, in which the City participates, your duties will be assumed into the authority.
2. Independent Contractor. Your relationship to the City shall be that of an independent contractor. The City shall have no liability to you except to pay your compensation and to reimburse your mandatory licensure expenses. City will not withhold FICA (Social Security and Medicare taxes) from your compensation or make FICA payments on Consultant's behalf. Likewise, the City will not make state or federal unemployment compensation contributions on your behalf. You will pay all taxes incurred while performing services under this Agreement - including all applicable income taxes and, if you are not a corporation, self-employment (Social Security) taxes. Upon demand, you shall provide City with proof that such payments have been made. You shall provide the City your social security number so that it may issue a 1099 to you for the compensation received.
3. Compensation. The City of Inkster will pay \$45,000 for the period of July 1, 2014 to June 30, 2015. Payment will be made at agreed upon periods during the term of this agreement; however, the parties agree that the City shall not be not obligated to make any such payments on or before January 2015.
4. Benefits. You will not participate in any employee benefit programs offered by the City to its employees. You will not receive sick, personal or vacation pay, holiday pay, EMS bonus, on call pay, technological bonus, health, dental, optical or life insurance or severance. You will not accrue any

new entitlement to pension. The City shall not be obligated to pay you compensation during any extended period of time off, as determined by the City Manager, in which you are unable to render the services requested because of sickness, injury or other disability. However, you will receive use and maintenance of a City vehicle appropriate for and marked for a Fire Chief.

5. Term. The term of this agreement shall be from July 1, 2014 to June 30, 2015, unless it terminates sooner as provided in this paragraph. The City Manager may terminate or cancel this agreement upon your failure to perform the services described in this agreement upon one month written notice. The City Manager's termination of the agreement is subject to review by the Inkster City Council, which may reverse such a decision upon a finding that there was no reasonable basis for terminating the agreement. The agreement shall terminate without notice or payment upon your death or disability.

6. Noncompetition and Confidentiality. During the term of this agreement, you shall not perform consulting or other services for any other person or organization without the prior written consent of the City Manager. During or after the term of this agreement, you shall not use or disclose to any person or organization, without prior written consent from the City, any trade secrets or other confidential information relating to the City that you may acquire during the performance of your services. The City shall be entitled to injunctive relief and attorney fees if you violate this paragraph, in addition to any other remedy provided by law.

7. Records. Any records or other documents (including copies, summaries, or diskettes or other medium for electronic storage of information) prepared or acquired by you in performing services to the City shall belong to the City and shall be surrendered to it upon termination of the agreement.

8. Workers' Compensation. City shall not obtain workers' compensation insurance on behalf of you.

9. Unemployment Compensation. City shall make no state or federal unemployment compensation payments on behalf of you or your employees or contract personnel. You will not be entitled to these benefits in connection with work performed under this Agreement. If you file a petition for and receive unemployment compensation, the total amount of unemployment compensation awarded to and received by you shall be deducted from and be an offset against the amount of compensation due and payable to you by the City under this Agreement.

10. Liability. City agrees to defend and hold you harmless from any and all liability arising from the performance of your services during the term of this Agreement except for intentional or reckless acts or acts of gross negligence. As an independent contractor, you agree to defend and hold harmless the City from any and all liability arising out of your intentional or reckless acts or acts of willful gross negligence in the performance of services during the term of this Agreement.

11. Other. Any dispute or claim involving this agreement shall be brought in Wayne County, Michigan. Any dispute or claim under the Agreement, other than under Paragraph 5 above, shall be

John D. Adams

_____, 2014

Page 3

deemed waived unless asserted in Court within 90 days of the occurrence giving rise to the dispute or claim.

This agreement contains our entire agreement and supersedes any prior oral or written understandings and agreements. We can modify it only by a writing signed by both you and the City. This agreement is binding upon the successors and assigns of the City, is not assignable by you, and is governed by Michigan law.

If you agree with the terms of this letter, please sign the enclosed copy to make it our binding agreement.

Sincerely,
City of Inkster

Dated: _____, 2014

By: /s/ _____
Hilliard L. Hampton, Mayor

By: /s/ _____
Felicia Rutledge, City Clerk

Accepted and Agreed:

/s/ _____
John D. Adams

Dated: _____, 2014

REQUEST FOR COUNCIL ACTION

To: Richard J. Marsh, Jr., City Manager

Date: 4-10-2104

From: Assistant Chief John D. Adams

Date for Council Consideration: 4-21-2014

ACTION REQUESTED: Approve the requested resolution from the state that all 3 cities are providing approved minutes on the intent to accept the CGAP award of \$347,036.00 for the due diligence of the Wayne-Westland Fire Department Merger with the Inkster Fire Department.

Current Action *approval required* Emergency Future
Funds Budgeted: If Yes _____ Account # _____ No XXX N/A _____
Treasurer's Approval _____  _____

BACKGROUND:

The City of Inkster has been under a shared chief's agreement for the past 4 month with the intent to save money and complete the due-diligence needed to have council determine if entering the fire authority is the right action for the City of Inkster.

SCOPE OF SERVICES:

See attached CGAP Resolution for the City of Inkster.

JUSTIFICATION:

To use the \$347,036.00 CGAP grant awarded to complete the due-diligence and upgrade needed equipment for the fire department at no cost to the City of Inkster.

PROJECT IMPROVEMENTS:

Which of the Five (5) Council Goals does this request meet?

Note to Department Heads: You may indicate anywhere from one to all five goals, if applicable.

1. Enhance Public Safety
2. Improve and promote the image of Inkster

COSTS:

The city would not pay any money for the use of this grant; the fiduciary is the City of Westland.

PROJECT TIME TABLE:

The request is to have council approval this resolution on the April 21st council meeting.

RESOLUTION:

Authorization is hereby given to:

Resolved by:

Seconded by:

Yes:

No:

Absent:

City of Inkster

County of Wayne

RESOLUTION ACCEPTING THE CGAP GRANT

Minutes of the regular meeting of the Council of the City of Inkster County of Wayne, State of Michigan, (the "Municipality") held on April 21, 2014.

PRESENT: Members:

ABSENT: Members:

Member offered and moved the adoption of the following resolution, seconded by Member .

WHEREAS, the State of Michigan Department of Treasury has given preliminary notice of its intent to award a Competitive Grant Assistance Program (CGAP) grant in the amount of up to \$347,036.00 toward reimbursement of expenditures required to implement the Wayne-Westland Fire Department Merger with the Inkster Fire Department (project title), and

WHEREAS, the State of Michigan requires each municipality's governing body to approve a resolution authorizing participation in the proposed project prior to finalizing the award of grants from the State of Michigan's CGAP, and

WHEREAS, the State of Michigan requires a resolution and copies of minutes from the date of the meeting at which the resolution was approved to be provided within 60 days of the preliminary notice of award, and

WHEREAS, City of Inkster (local unit name) acknowledges that its:

1. Has filed its annual financial report (F65) or audit per the Uniform Budgeting and Accounting Act or the Uniform System of Accounting Act
2. Has filed its financial plan (deficit elimination plan) per the Glenn Steil State Revenue Sharing Act
3. Is not delinquent in making payment that are due on loans issued pursuant to the Emergency Municipal Loan Act
4. Does not have a payment due and owing to the state

And thus is eligible to participate in a CGAP grant-funded project;

NOW, THEREFORE, BE IT RESOLVED THAT the city council (governing body) hereby authorize participation in the Wayne-Westland Fire Department Merger with the Inkster Fire Department (project title) and on behalf of the City of Inkster (local unit name) authorize Assistant Chief Adams (designee) to provide this resolution and minutes indicating its approval to the State of Michigan,

and to submit and execute documents requested by the State of Michigan relating to the CGAP requirements.

YEAS: Members:

NAYS: Members:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the of the of , County of , said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 Public Act 267, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

(name)

of , Clerk

of County of



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

R. KEVIN CLINTON
STATE TREASURER

April 1, 2014

Michael J. Reddy
Fire Chief
City of Westland
37201 Marquette
Westland, MI 48185

Dear Mr. Reddy:

Re: Notification of Intent to Award - CGAP FY 2014 (Round 1)

The Michigan Department of Treasury (Treasury) - Office of Revenue and Tax Analysis (ORTA) received your grant application for the Competitive Grant Assistance Program (CGAP). We are pleased to inform you that the project your governmental unit submitted entitled **Wayne-Westland Fire Department Merger with the Inkster Fire Department** has been selected for a grant award in the maximum amount of **\$347,036.00**.

Enclosed is the intent to award approved budget for your grant project.

Grant Application Conditions

For your reference, enclosed is a copy of the CGAP Information and Conditions. Please review the conditions of the grant award. The conditions contain important information pertaining to the grant award (i.e. requirements for final award, reporting, reimbursement, etc.). Reminder, grant funds are distributed on a reimbursement basis.

Next Step

To receive the Grant Notice of Final Award, Treasury must receive all the required Board Resolution(s), Board Meeting Minutes, or Inter-local Agreements for all participating local units (as indicated in the Conditions of the grant application packet) by Monday, June 2, 2014. **If the resolutions, minutes or agreements have not been received for all participating local units, the project funding will be subject to automatic cancellation.**

Submission of the resolutions, minutes or agreements will be considered an agreement to all provisions specified in the grant application packet and this intent to award letter, and will signify acceptance of the grant award.

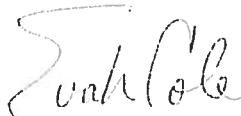
City of Westland
April 1, 2014
Page 2

Please send the required documents by e-mail to TreasRevenueSharing@michigan.gov or by mail to:

Michigan Department of Treasury
Office of Revenue and Tax Analysis
PO Box 30722
Lansing, MI 48909

Congratulations to you on the grant award. We appreciate your interest in the CGAP and look forward to working with you on this project. We ask that you inform all participating local units of this intent to award. If you have any questions, please let us know. We can be reached at (517) 373-2697.

Sincerely,



Evah Cole, Administrative Manager
Office of Revenue & Tax Analysis

Enclosures

- c: Mr. R. Kevin Clinton, State Treasurer
Mr. Brom Stibitz, Director, Bureau of Executive Operations
Mr. Jay Wortley, Director, Office of Revenue & Tax Analysis
Mr. Edward Koryzno, Director, Bureau of Local Government Services
Ms. Claire Allard, Senior Strategy Advisor and Director of Good Government
Mr. Terry Stanton, Administrator, Communications Division

City of Westland
 April 1, 2014
 Enclosure: Intent to Award Approved Budget Amounts

Wayne-Westland Fire Department Merger with the Inkster Fire Department

Below is the approved budget for your grant project. Please note, all feasibility studies were funded at 25%. We have assigned budget categories to each of your original budget line items. Please use these categories when submitting your reimbursement requests*.

Budget Category	Budget Description	Application Budget Amount	Intent to Award Budget Amount	Comments
Feasibility Study	Feasibility Study	\$10,000.00	\$2,500.00	Feasibility Study (25%)
Contracted Services	Feasibility Study - Legal fees	\$20,000.00	\$20,000.00	
Contracted Services	Feasibility Study - Plante & Moran financial execution procedures	\$50,000.00	\$50,000.00	
Infrastructure/Equipment	ID/Licensing	\$24,000.00	\$24,000.00	
Infrastructure/Equipment	Stations/Facilities	\$3,000.00	\$3,000.00	
Infrastructure/Equipment	IT	\$69,034.00	\$61,596.00	Denials, see below
Infrastructure/Equipment	Equipment, Gear, Uniforms	\$151,830.00	\$145,940.00	Denied purchase of hat badges.
Training	Training	\$40,000.00	\$40,000.00	Training for former Inkster employees only.
	Communications	\$70,694.00	\$.00	Denied
	Budget Total	\$438,558.00	\$347,036.00	

*Reimbursement requests must include copies of invoices and cancelled checks supporting the costs.

IT: The intent to award for the IT expenditures will exclude the reimbursement of Toughbook 3 year insurance, Lenovo desktops, Cisco maintenance (yearly), internet connectivity (monthly), Konica Bizhub 36 MFP (cash purchase not lease), and 22" LCD monitors.

Additionally, the reimbursement requests should include documentation to support the rate of pay for the payroll costs/fringes and timesheets documenting time spent related to the CGAP project.

Competitive Grant Assistance Program (CGAP) Application (FY 2014 – Round 1)

Issued under authority of 2013 Public Act 59

GENERAL INFORMATION

Program Purpose:

The purpose of the grant program is to provide incentive-based grants to stimulate smaller, more efficient government and encourage mergers, consolidations, and cooperations between two or more qualified jurisdictions. The grants are to offset the costs associated with mergers, interlocal agreements, and cooperative efforts for cities, villages, townships, counties, authorities, school districts, intermediate school districts, public community colleges, and public universities that elect to combine government operations. The program is focused on stimulating projects between two or more qualified jurisdictions that are creating new mergers, consolidations, and/or cooperative efforts/collaborations of existing services.

Goals of the Program:

To assist local units of government, including authorities, school districts, intermediate school districts, public community colleges, and public universities, with the costs associated with combining government operations.

Eligibility:

All Michigan cities, villages, townships, counties, authorities, school districts, intermediate school districts, public community colleges, and public universities. For an authority, school district, intermediate school district, public community college, or public university to qualify for grant funding under this program, the authority, school district, intermediate school district, public community college, or public university must combine operations with a city, village, township, or county.

Criteria:

- A completed application with detailed information
- Merger of two or more governmental units
- Consolidation of departments and/or existing services across 2 or more governmental units
- Cooperative effort or collaboration of 2 or more governmental units
- Consolidated or combined government operations must demonstrate taxpayer benefits of cost savings, efficiencies, and/or improved services
- The governmental unit must demonstrate how budgeted costs directly relate to and are necessary for implementation of the merger, consolidation, or cooperative effort
- Priority will be given to projects that start after October 1, 2013
- Projects are funded on a reimbursement basis

Application Process:

An application process will be used to solicit proposals for these grants. Applications must be complete and received by the January 24th deadline to be considered for funding. The submission of an application does not guarantee a grant award. Additional information about the grant program is available on the Michigan Department of Treasury's website at:

http://www.michigan.gov/treasury/0,4679,7-121-1751_2197_58826_62422--,00.html

Project Clarification:

During the application review process, applicants may be contacted for clarification. The Michigan Department of Treasury reserves the right to award funds for an amount other than requested.

Selection Procedures:

Applications will be selected for funding by the Michigan Department of Treasury based on program purpose, goals of the program, eligibility, and criteria. Starting on November 18th, the grant panel will begin reviewing any grant applications submitted. Qualified grants may be awarded on a rolling basis.

Notification Process:

Applications selected for a grant award will receive a Notification of Intent to Award from the Michigan Department of Treasury within ninety (90) days of the grant deadline. However, additional time may be required depending on the number of applications received. Final Award letters will be sent to approved grantees, once the Michigan Department of Treasury has received all the required Board Resolution(s), Board Meeting Minutes, or Inter-local Agreement(s).

Competitive Grant Assistance Program (CGAP) Application (FY 2014 – Round 1)

Issued under authority of 2013 Public Act 59

GENERAL INFORMATION CONTINUED

Deadline:

January 24, 2014.

Completed applications submitted via mail or e-mail must be received by the Michigan Department of Treasury no later than 11:59 p.m. on Friday, January 24, 2014. Incomplete applications may not be considered.

A signed and completed application (including attachments) can be submitted by e-mail to:

TreasRevenueSharing@michigan.gov

or by mail to:

Michigan Department of Treasury
Office of Revenue and Tax Analysis
PO Box 30722
Lansing, MI 48909

Timelines:

A project can be in any phase of the consolidation process, but priority will be given to projects started after October 1, 2013.

Grant Period:

October 1, 2013 through September 30, 2018.

FY 2014 Appropriation Amount Available (Min./Max.):

A minimum of \$15.0 million in funding will be available for the Michigan Department of Treasury to award.

Source of Funds:

The Competitive Grant Assistance Program is supported by revenues from the state sales tax.

Confidentiality:

Application information is public information under the Freedom of Information Act, Public Act 442 of 1976, as amended (MCL 15.231 to 15.246).

Contact:

For questions regarding the Competitive Grant Assistance Program, please contact the Michigan Department of Treasury, Office of Revenue and Tax Analysis, at (517) 373-2697.

Competitive Grant Assistance Program (CGAP) Application (FY 2014 – Round 1)

Issued under authority of 2013 Public Act 59

CONDITIONS

Implementation of Project:

The grantee agrees to submit Board Resolution(s), Board Meeting Minutes, or Inter-local Agreement(s) for all jurisdictions participating in the project, indicating approval of the project and Competitive Grant Assistance Program grant funding, within sixty (60) days following the Michigan Department of Treasury's Notification of Intent to Award or be subject to automatic cancellation of the grant. No grant funding will be released until all required resolutions, minutes or agreements have been received.

Project Clarification:

The Michigan Department of Treasury reserves the right to award funds for an amount other than that requested and/or request changes to, or clarification of any and all applications received.

Prior to executing any changes to the scope of the project, the selected grantee(s) must inform (in writing) the Michigan Department of Treasury of the proposed changes. The department will notify the grantee(s) within thirty (30) days, whether or not the project changes fall under the original grant award.

Eligible Expenditures:

Up to 25% of shared service analysis and up to 100% of the following expenditures: legal fees, voting costs, office supplies, infrastructure and equipment and other expenditures as approved by the Michigan Department of Treasury.

Ineligible Expenditures:

- Expenditures for the completion and submission of the CGAP application or for any compliance reporting documentation for the grant.
- Expenditures for the renegotiation of collective bargaining agreements, unless those agreements had to be reopened as part of completing the proposed project.

Expenditures:

1. The grantee understands and agrees that all expenditures from the grant will:
 - Be used to ensure efficient administration of the project.
 - Be permissible under state and federal law and consistent with statewide policies, regulations, and practices.
 - Be adequately supported by source documentation, including invoices, cancelled checks and electronic payment confirmations.
 - Only be for items that are necessary for the merger, consolidation, or cooperative effort/collaboration.
2. The grantee agrees to use the approved purchasing practices and bid procedures required by the "Primary Applicant" for expenditures involving project activity.
3. The grantee agrees to maintain accounting records following generally accepted accounting procedures for the expenditure of grant funds. The grantee agrees to record all revenues and expenditures in a fund or account separate from the grantee's other funds or accounts.
4. The grantee agrees to maintain all documentation for costs incurred for a seven-year period following the final payment for the project.

Competitive Grant Assistance Program (CGAP) Application (FY 2014 – Round 1)

Issued under authority of 2013 Public Act 59

CONDITIONS CONTINUED

Release of Funds:

Payments to the "Primary Applicant" will be made on a monthly reimbursement basis, providing the grantee is in compliance with all terms and conditions of the grant, and dependent upon state appropriations.

For a payment reimbursement, a completed *CGAP Reimbursement Request Form* (Form 4923) must be submitted to the Michigan Department of Treasury. Source documentation supporting the requested reimbursement amount must be attached to the CGAP Reimbursement Request Form. At a minimum, the source documentation should include copies of the original invoices, cancelled checks, and any other report that would support the request.

The "Primary Applicant's" Chief Financial Officer or Chief Administrative Officer must sign and date the *CGAP Reimbursement Request Form* (Form 4923).

Funds may not be released to the "Primary Applicant" if any of the participants in the project:

1. Have not filed their annual financial report (F65) or audit per the Uniform Budgeting and Accounting Act, 1968 Public Act 2, as amended (MCL 141.421 to 141.440a) or the Uniform System of Accounting Act, 1919 Public Act 71, as amended (MCL 21.41 – 21.55), or
2. Have not filed their financial plan (deficit elimination plan) per the Glenn Steil State Revenue Sharing Act, 1971 Public Act 140, as amended (MCL 141.921), or
3. Are delinquent in making payments that are due on loans issued pursuant to the Emergency Municipal Loan Act, 1980 Public Act 243, as amended (MCL 141.931 to 141.942), or
4. Have a payment due and owing to the state.

Reporting Requirements:

1. *Quarterly Narrative and Financial Status Reports* – The selected grantee(s) shall submit to the Michigan Department of Treasury quarterly, signed and dated, narrative and financial status reports. The reports are due within thirty (30) days after the end of a quarter (i.e. due by January 30th; April 30th; July 30th; October 30th).
 - a. *Narrative Report (NR)* (Form 4971) – should present the following information:
 - i. Name of Primary Applicant and Grant Number.
 - ii. Reporting Period (i.e. October 2011 – December 2011 etc...).
 - iii. The percentage (%) completed of the project work plan.
 - iv. The estimated project completion date. For the final report, indicate the actual project completion date.
 - v. A brief outline of the work accomplished during the reporting period (or grant period, if this is the final report) relative to the proposed work plan and timeline.
 - vi. A brief outline of the work to be completed during the subsequent reporting period.
 - vii. A brief description of any problems or delays, real or anticipated, experienced.
 - b. *Financial Status Report (FSR)* (Form 4972) – should present the following information:
 - i. Name of Primary Applicant and Grant Number.
 - ii. Reporting Period (i.e. October 2011 – December 2011 etc...).
 - iii. The percentage (%) completed of the project work plan.
 - iv. The estimated project completion date. For the final report, indicate the actual project completion date.
 - v. The amount of funds expended through the reporting period (i.e. from the beginning of the grant project to the end of the reporting period).
 - vi. The projected future expenditures for the project.
 - vii. Total projected expenditures for the project.
 - viii. Original or revised (per grant award) budget per the Grant Budget Worksheet (item number 31 of the grant application).
 - ix. The difference between current projected project expenditures and original budget.

Competitive Grant Assistance Program (CGAP) Application (FY 2014 – Round 1)

Issued under authority of 2013 Public Act 59

CONDITIONS CONTINUED

2. *Final Narrative Report* (Form 4971) and *Final Financial Status Report* (Form 4972) - The selected grantee(s) shall submit to the Michigan Department of Treasury final, signed and dated, narrative and financial status reports. The reports are due within thirty (30) days after the completion of the project.
 - a. The reports shall include the information as indicated under *Quarterly Narrative and Financial Status Reports* (above).
 - b. Indicate "Final Report" on the top of the Final Narrative and Financial Status Reports.
 - c. In addition to the items listed above, the final narrative report must include a description of the project accomplishments and any unanticipated benefits/difficulties experienced while completing the project. Additionally, attach a copy of the project deliverables, if applicable (i.e. feasibility study, pictures of completed construction, etc...).
3. *Final Follow-up Report* (Form 5071): - One year after the date of the Final Closeout Letter from the Michigan Department of Treasury, the grantee agrees to provide a Final Follow-up Report to the Michigan Department of Treasury on the status of the project. The report will include:
 1. A detailed description of service changes and improvements.
 2. A detailed status update on the goals and measures used to determine the success of the project and outcomes presented in the application (i.e. have they been met, what has changed, etc...).
 3. A detailed description of set-backs or difficulties experienced in implementing the project.
 4. A detailed analysis of the actual realized cost savings.
 5. Provide lessons learned to share with other entities that are pursuing similar projects.

Audit and Review:

The grantee agrees to allow the Michigan Department of Treasury and the State Auditor General's Office (and/or any of their duly authorized representatives) access, for the purposes of inspection, audit, and examination, to any books, documents, papers, and records of the grantee which are related to this project.

The Michigan Department of Treasury may conduct periodic program reviews of the project. The purpose of these reviews will be to determine adherence to stated project goals and to review progress of the project in meeting its objectives.

The grantee agrees to submit quarterly and final progress reports, along with a final follow-up report to the Michigan Department of Treasury. The grantee understands that failure to submit any required reports may result in the termination of the grant.

Grant Termination:

The grantee understands that this grant may be terminated if the Michigan Department of Treasury concludes that the grantee is not in compliance with the conditions and provisions of this grant, or has falsified any information. The Michigan Department of Treasury will extend an opportunity for the grantee to demonstrate compliance. Notification of termination will be in writing.

Grantee acknowledges that continuation of this grant is subject to appropriation or availability of funds for this grant. If appropriations to enable the Michigan Department of Treasury to effect continued payment under this grant are reduced, the Michigan Department of Treasury shall have the right to terminate this grant. The Michigan Department of Treasury shall give grantee at least thirty (30) days advance written notice of termination for non-appropriation.

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: April 15, 2014

From: M. Jeannie Fields *mjf*
Community Development Manager

Date for Council Consideration: April 21, 2014

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD13-18) 3857 Walnut which is located on the east side of Walnut between Carlisle and Andover and is legally described as Lot 159 also W ½ Adj Vac Alley Inkster Gardens Acres Sub T2S R9E L48 P73 WCR (Property ID #014-03-0159-000) in the total amount of \$2,000 to William McClendon Jones.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A X

Treasurer's Approval *[Signature]*

BACKGROUND INFORMATION

On March 15, 2012, Wayne County deeded property commonly known as 3857 Walnut to the City of Inkster as foreclosed property.

William McClendon Jones made application to purchase a single-family home located at 3857 Walnut which is located on the east side of Walnut between Carlisle and Andover and is legally described as Lot 159 also W ½ Adj Vac Alley Inkster Gardens Acres Sub T2S R9E L48 P73 WCR (Property ID #014-03-0159-000) in the total amount of \$2,000. The property is situated near the end of the block between Carlisle and Andover (close to) (see attached maps). It is being purchased to be owner occupied. No funds are due to the city by the applicant.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION

The property is located in the R-1(B) zoning district (one family residential). The applicant is offering to purchase the subject property for a total price of \$2,000. A Comparative Analysis was performed for 3857 Walnut (see attached). Housing sales average \$2,563.

Based on the goal to place property back on the tax rolls and the number of repairs to be made to the property (see attached inspection reports), the amount offered is reasonable. Staff is recommending sell of the property for a total price of \$2,000.

PROJECT OR IMPROVEMENT TASK

Which of the Five (5) Council Goals does this request meet?

1. Develop a plan to address the City's current debt and legacy costs.

2. Improve and promote the image of Inkster.

COST

The applicant has deposited \$600 for 3857 Walnut and is offering the purchase price of \$2,000.

RESOLUTION

Authorization is hereby given for the sale of 3857 Walnut which is located on the east side of Walnut between Carlisle and Andover and is legally described as Lot 159 also W ½ Adj Vac Alley Inkster Gardens Sub T2S R9E L48 P73 WCR (Property ID #014-03-0159-000) in the total amount of \$2,000 to William McClendon Jones subject to the following conditions:

- Obtain a Certificate of Occupancy prior to moving someone into the property.
- Complete closing on the property within 30 days by paying the cost of recording the deed (\$18), entering into a purchase agreement, and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received 2/4/14
Date Received 2/4/14
Case # 13-18

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name William McClendon Jones
Applicant's Address 3146 Walnut Inkster MI 48141
Applicant's Phone Number: 404 343-9029
Proposed Owner's Name (as indicated on deed): Same

PROPERTY INFORMATION -- Purchase Offer \$ 1800.00 \$ 2,000.00

Property Location: on East side of Walnut Street/Avenue

Between Carlisle Street/Avenue and Andover Street/Avenue

Tax ID, Legal Description, and Address if Structure 36C158 LOT 158 ALSO

W 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB
725 RAC L48 P13 WCR 3857 Walnut Inkster 48141

Parcel Size: 35X106 (Width) 25 X (Length) 106 Current Zoning Residential

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: Owner Occupant
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 600.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

William Jones
Applicant's Signature

1-22-14
Date

[Signature]
Broker's Name



G-1-30.
Abrams
Jhr
Cub
sed

6-1-40
7-2-45
8-20-46
6-4-51
4-7-53
6-3-55
7-31-56
2-20-57
6-21-57
7-5-57
6-30-60
5-1-61
9-4-62
9-14-62
6-15-64



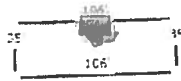
1) 3857 Walnut St, Inkster, MI 48141-2954, Wayne County

MLS List Indicator:		MLS Photo Indicator:	
Foreclosure Indicator:		Property ID:	44-014-03-0159-000
Owner Name:	Treasurer Of Controller City/Inks	Address:	3857 Walnut St
City/Village/Township:	INKSTER	Property Zip:	48141
Subdivision:	INKSTER GARDENS SUB	Land Use - CoreLogic:	SFR
Recording Date:	09/27/1995	Deed Type:	DEED (REG)
Sale Price:	\$16,179	Living Area Sq Ft:	990
Beds:		Total Baths:	1
Stories:	1.50	Year Built:	1939
Acres:	0.097	State Equalized Value (SEV):	
Tax Amount:	\$2,245	School District:	Inkster

Harrison St

Walnut St

Ash St



©2014 Inkster City of Inkster, MI



Comparative Market Analysis

3857 Walnut
Inkster, 48141

Tuesday, February 4, 2014

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Bds	Bths Full	Ttl Sqft	Lot Sz	Sold Date	S\$/Sqft	CDOM	ADOM
3857 Walnut									
3107 MOORE Street	\$1,700	5	1	800		12/26/2013	\$2.13	4	4
2233 Spring Hill Avenue	\$2,500	3	1	924		09/20/2013	\$2.71	122	122
27305 Norfolk Street	\$3,000	3	2	1,680	6,534	01/29/2014	\$1.79	148	50
29134 Glenwood Street	\$3,050	3	1	1,073	10,890	10/28/2013	\$2.84	215	178
Averages:	\$2,563	3.5	1.3	1,119	8,712		\$2.36	122	89

	Low	Median	Average	High	Count
Comparable Price	\$1,700	\$2,750	\$2,563	\$3,050	4
Adjusted Comparable Price	\$1,700	\$2,750	\$2,563	\$3,050	4

On Average, the 'Sold' status comparable listings sold in 89 days for \$2,563



INKSTER DEPARTMENT OF BUILDING & STRUCTURAL SAFETY

BUILDING INSPECTION AT: 3587 Walnut (313) 563-7716
 DATE OF INSPECTION: 4/19/14 TIME: _____ INSPECTOR: _____

FOR SALE _____ RENTAL _____

EXTERIOR CORRECTIONS REQUIRED:

1. ☒ Flat work: City sidewalk _____ Driveway ☒ Service walk _____ Drive approach _____ Patio/other _____
 Comment: Repair Cement Driveway BRICK Front - House - Repair
2. ☒ HOUSE ROOF: ☒ Replace roof _____ Repair damaged area _____ Comment: _____
3. ☒ GUTTERS: _____ Replace _____ Repair ☒ Install. Location(s): Around House where needed
4. ☒ DOWNSPOUTS: _____ Replace _____ Repair ☒ Install. Location(s): Around House -
5. _____ Install splash blocks or downspout extensions. Location(s): _____

PROPERTY MAINTENANCE -

6. _____ Grade property: away from house; _____ away from neighboring yards; _____ fill holes in yard.
7. ☒ Remove garbage and debris. Location(s): Rear - Garage

EXTERIOR ENVELOPE -- vinyl aluminum masonry other:

8. ☒ Install address numbers to be visible from road (at least 3 1/2" high).
9. ☒ Replace rotted or damaged envelope wood. Location: South West Side
10. ☒ Protect exposed envelope wood from the elements (paint or wrap). Location: All Around House
11. _____ Replace existing siding on entire house.
12. _____ Repair existing siding. Comments: _____
13. _____ Repair front porch. Comments: _____
14. _____ Repair rear porch/deck. Comments: _____
15. _____ Install handrail/guardrail: _____ Front. _____ Back. Repair steps to code: _____ Front; _____ Back
16. _____ Replace entire window unit(s). Location(s): _____
17. _____ Replace broken glass panes. Location(s): _____
18. ☒ Replace damaged storm windows Location(s): Front - Patio
19. _____ Replace damaged screens. Location(s): _____
20. _____ Front entry door and storm door: Replace Lock
21. _____ Rear entry door and storm door: _____
22. _____ Doorwall/other. Explain: _____
23. _____ Provide a one hour fire rating on common wall between attached garage and living area.

UNATTACHED GARAGE -

24. ☒ Repair damaged structural elements. Comments: _____
25. ☒ Replace roof. _____ Repair roof. Comment: _____
26. ☒ All garage doors and windows to be secure and operational. Comment: _____
27. ☒ Repair garage envelope to be weather-tight. Comment: _____

INTERIOR CORRECTIONS REQUIRED:

28. _____ Repair/replace interior passage door(s). Location(s): _____
29. ☒ Repair drywall/plaster ceilings. Location(s): BATH ROOM
30. ☒ Repair drywall/plaster walls. Location(s): _____
31. ☒ Repair floor(s). Location(s): DINING ROOM throughout
32. ☒ Repair cabinets. ☒ Kitchen ☒ Bathroom Other: _____
33. _____ Install smoke detector(s). _____ Basement _____ Near bedrooms _____ Second floor
34. _____ Repair stairs to code. _____ Basement _____ Second floor _____ Attic
35. ☒ Install handrail/guardrail to code. _____ Basement ☒ Second floor _____ Attic
36. _____ Provide firewall between attached garage and living area.

Comments: Front Patio Replace storm window paint

All repairs must comply with existing Michigan construction codes. This inspection expires in 180 days.
Building permits are required for all circled items. This is a visual inspection only and does not constitute a warranty of any kind. It is the customer's responsibility to schedule follow-up inspections. This structure cannot be occupied without the proper certificate.

____ Approved for Certificate of Occupancy/Certificate of Compliance

INSPECTOR: _____ Date: _____

INKSTER DEPARTMENT OF BUILDING & STRUCTURAL SAFETY

(313) 563-7716

PLUMBING/MECHANICAL INSPECTION

ADDRESS: 3857 Walnut

FOR SALE

RENTAL

DATE OF INSPECTION: 4/15/14

TIME: _____

INSPECTOR: R. Craig

WATER MUST BE ON AND A METER INSTALLED

BATHROOM:

1. ☒ Caulk: ☒ Bath tub surround ☒ tub/floor seam ☒ Toilet to floor. Comments: _____
2. ☒ Provide hot running water: ☒ Bath tub; ☒ Sink. Comments: _____
3. ☐ Repair drain to flow properly: ☐ Bath tub ☐ Sink ☐ Toilet. Comments: _____
4. ☐ Water closet requires backflow prevention ballcock. Comments: _____
5. ☐ Repair chips: ☐ Bath tub ☐ Sink. Comments: _____
6. ☐ Provide gate valves at water feeds: ☐ Toilet ☐ Sink ☐ bath tub Comments: _____
7. ☐ Install "P" trap: ☐ Sink ☐ Bath tub. Comments: _____

KITCHEN:

8. ☒ Seal counter to wall. Comments: _____
9. ☐ Install "P" trap in kitchen drain. Comments: _____
10. ☐ Sink Faucet: ☐ Repair ☐ Replace Comments: _____
11. ☒ Provide drain baskets. Comments: _____
12. ☐ Other: _____

LAUNDRY:

13. ☒ Provide laundry tub or stand pipe for washing machine. Comments: _____
14. ☒ Install "P" trap on laundry tub/stand pipe. Comments: _____
15. ☒ Install metal vent pipe for dryer. Comments: _____
16. ☒ Install vacuum breaker on laundry tub with hose threaded faucet. Comments: _____
17. ☒ Secure laundry tub/ stand pipe to floor or wall. Comments: _____

MECHANICAL AREA:

18. ☐ Furnace flue pipe: ☐ Replace flue ☐ Cement flue into chimney Comment: _____
19. ☒ Submit furnace report from licensed contractor indicating proper cycling and CO2 test results.
20. ☒ Furnace gas supply: ☐ replace with black pipe ☐ shut-off valve (within 3') ☐ drip leg
21. ☐ Water heater: ☐ Install gate valve on cold water feed (within 3' of unit).
22. ☒ Install pressure release valve. Install release pipe to within 4" of floor (must be metal)
23. ☒ Water heater gas supply: ☐ replace with black pipe ☐ shut-off valve (within 3') ☐ drip leg

OTHER:

24. ☐ Install vacuum breakers on outside hose bibs. Comments: _____
25. ☐ Repair leaking supply lines: _____
26. ☐ Repair leaking drain lines: _____
27. ☐ Install basement drain caps. Comments: _____
28. ☐ Onsite repair permit required.

Misc: _____

- All repairs must comply with existing Michigan construction codes. This inspection expires in 180 days.
- Plumbing/mechanical permits are required for all circled items. Permit repairs must be performed by a licensed contractor.

____ Approved for Certificate of Occupancy/Certificate of Compliance

Date: _____ INSPECTOR: _____

INKSTER DEPARTMENT OF BUILDING & STRUCTURAL SAFETY
(313) 563-7716

ELECTRICAL INSPECTION AT: ADDRESS: 3857 Walnut

DATE OF INSPECTION: 4/15/14

TIME: _____

INSPECTOR: R. Craig

FOR SALE INSPECTION _____

RENTAL INSPECTION _____

CORRECTIONS REQUIRED:

1. ☐ Electrical Service: Replace ☒ meter; ☒ panel; ☐ Riser (drip loop must be at least 10' above walking surface).
2. ☐ Replace worn or defective service cable. Comment _____
3. ☐ Install correctly rated Ampere Type "S" fuses.
4. ☐ Ground outlets in: ☒ kitchen ☒ laundry ☐ basement
5. ☐ Provide Additional Duplex Receptacles in ☐ Kitchen ☐ Bedroom ☐ Living Room ☐ Dining Room ☐ basement ☐ other _____
6. ☐ Provide "three-way" switching at top and bottom of stairway: ☐ basement: ☐ 2nd floor
7. ☒ Provide separate 20 amp circuit wall mounted duplex receptacle for laundry.
8. ☐ Provide 20 amp circuits for kitchen at: INSTALL GFCI
9. ☐ Provide switch controlled exterior light for: ☐ front: ☐ rear: ☐ side entrance.
10. ☒ Provide switch controlled ceiling light fixture or switch controlled receptacle in ☐ bedroom(s); ☐ living room; ☐ (other).
11. ☒ Replace defective outlet(s) in throughout
12. ☐ Provide protection for exposed wiring below joist or on wall in: _____
13. ☒ Install GFCI protected outlets ☐ Kitchen ☒ Bathroom _____
14. ☐ Provide junction box for open splice(s). Locations: _____
15. ☒ Provide separate 20 amp circuit for furnace.
16. ☐ Remove disconnected wiring in _____
17. ☐ Replace or remove unapproved wiring in _____
18. ☐ Replace missing covers on: ☐ receptacles ☐ switches ☐ junction boxes.
Locations: _____
19. ☒ Bond water meter with #8 copper conductor.
20. ☒ Replace defective or missing ☒ ceiling lights/ ☐ wall lights in _____
21. ☐ Wire swimming pool to code.
22. ☐ Wire garbage disposal to code.
23. ☐ On-Site repair permit required.

Comments: _____

- All repairs must comply with existing Michigan construction codes. This inspection expires in 180 days.
- Ⓢ Electrical permits are required for all circled items. Permit repairs must be performed by a licensed contractor.

____ Approved for Certificate of Occupancy/Certificate of Compliance

Date: _____ INSPECTOR: _____