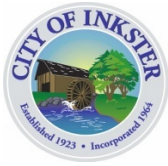


1. Agenda

Documents: [05-18 15 AGENDA.PDF](#)

2. Packet

Documents: [05-18 15 PACKET.PDF](#)



INKSTER CITY COUNCIL

May 18, 2015
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

- 1 -

**REVISED
AGENDA**

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
 - B. RTA Transit Feasibility Study-Michigan Avenue Corridor
 - C. Demolition Grant Update-John Adams, Fire Chief
 - D. DPS Informational Report CCR Report, Jerome Bivins
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

May 18, 2015

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. RTA Transit Feasibility Study-Michigan Avenue Corridor.
- B. Demolition Grant Update-John Adams, Fire Chief
- C. DPS Informational Report CCR Report, Jerome Bivins

Pg. 1

4. Public Hearing

- A. Consider approval to hold a public hearing and consider denial of a rezoning request (15-01 Z) from B-2 thoroughfare Mixed Use to B-3 General Business District for the operation of a Used Car Dealership at 3952 Beech Daly as recommended by the Planning Commission. Zehrab Abdul Sater is the applicant.

Pg. 46

5. Consent Agenda

- A. May 4, 2015 Regular City Council Meeting Minutes.

Pg. 27

6. Boards and Commissions

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

Pg. 32

7. Previous Business

8. Ordinance(s)

- A. First Reading(s)
- B. Second Reading(s)

9. New Business

A. Discussion/Action: (Jeannie Fields) Consider approval of offer to purchase (Case # LD 15-04) two residential parcels of land located on the west side of Ash between Andover and Pine and is legally described as Lots 243 to 247 Incl also S 10ft Lot 248 also E ½ Adj Vac Alley Inkster Gardens Sub T2S, R9E, L48, P73 WCR (Property ID #014-03-0243-000) and N 25ft of Lot 248 also Lot 249 also E ½ Adj Vac Alley Inkster Gardens Sub T2S R9E WCR (Property ID#014-03-0248-002) in the total amount of \$750.00 to Carlton Schropshire. **Pg. 39**

B. Discussion/Action: (John Adams) Consideration and approval for the City Manger to place an RFP for the purpose of contracting an IT Professional to evaluate our current system and make recommendations to upgrade and maintain our technology. **Pg. 70**

C. Discussion/Action: (John Adams) Consideration and approval to place an RFP for a professional firm to do repairs to the cities damaged fire hydrants under the recent FDCVT grant that was received. **Pg. 73**

D. Discussion/Action: (Mark Stuhldreher) Consideration and adoption of the FY2015/2016 General and Special Appropriation Acts. **Pg. 75**

10. Public Participation (limit to 3 minutes)

11. Mayor and Council Communication

12. City Clerk

13. City Manager

14. Closed Session

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15. Adjournment

Felicia Rutledge
City Clerk



INKSTER CITY COUNCIL

May 18, 2015

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15. Adjournment

Felicia Rutledge

City Clerk

May 8, 2015

Mr. Richard Marsh
City Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: BEST: Michigan Avenue - Joint Policy & Technical Committee Meeting Summary (RTA

Mr. Marsh:

Per your request I am writing with a summary of the Joint Policy & Technical Committee meeting on April 30 for the RTA Transit feasibility study for the Michigan Avenue Corridor. This meeting was the first official meeting of the committees and followed up with the introductory meeting with the RTA (Regional Transit Authority) planning team on April 15.

BEST Michigan Avenue - Project Purpose

The acronym BEST stands for "Building Equitable Sustainable Transit" and the RTA is currently working on four projects under this umbrella, 1) The Transit Master Plan, an overall transit vision for southeast Michigan, 2) Woodward Avenue Study, 3) Gratiot Avenue Study, and 4) the Michigan Avenue Study. The Michigan Avenue Study will evaluate the feasibility of transit connections between Detroit and Ann Arbor as well as Detroit Metro Airport. The study will look at transit mode (commuter rail, light rail, and bus rapid transit (BRT)), transit alignment – expected to evaluate alignments within a 1-mile distance of Michigan Avenue, and station location.

Implications

Rapid transit along the Michigan Avenue corridor has the potential to have a transformative affect within the City and help to support the City's broad economic development, redevelopment, and community development goals. Participating in the planning effort will ensure contributions to the following key discussions:

- Supporting the development of the City's Town Center District
- Potential alignment of the Detroit Metro Airport spur to promote Transit Oriented Development (TOD) development in Inkster
- Selection of ideal transit station location and connectivity improvements to support Inkster residents' access to regional jobs, goods, and services

Policy Committee Involvement

The policy committee will meet quarterly and is charged with providing input on the key transit improvements needed in the community and promoting the project to local community representatives. Mayor Hilliard Hampton (or a designee) has been requested to participate in the policy committee.

Technical Committee Involvement

The technical committee will meet monthly or semi-monthly and is charged with offering guidance on stakeholder involvement and providing feedback on key project deliverables. City Manager, Richard Marsh (or a designee) has been requested to participate in the technical committee.

Mr. Richard Marsh
City of Inkster
May 8, 2015
Page 2

Project Timeline

The project is expected to be completed by summer of 2016, in advance of an anticipated fall 2016 ballot initiative to fund transit in the region. There will be several phases of public engagement and a kick-off series of events is planned for the week of May 18. An initial meeting for western Wayne County scheduled on May 19 at the University of Michigan, Dearborn Campus.

Attachments

Attached please find the following exhibits that were distributed at the meeting:

- PowerPoint Presentation: BEST: Michigan Avenue, April 2015
- Project Summary: BEST: Michigan Avenue (11x17 fold out)
- RTA BEST Project Summary of four key projects (8.5X11)
- Memo from RTA Board Dated 4/24/15
- Technical & policy committee meeting lists and responsibilities

Next Steps

The next technical committee meeting is scheduled to be held on June 10, 2015. Details will be forwarded to the City by the RTA planning team.

Please let me know if you have any questions about the information summarized above or provided in the attached documents.

Sincerely,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner



BEST: Michigan Avenue

Joint Policy & Technical Committee Meeting

1:30 pm -- 3:00 pm | April 30th 2015

Ferry Ford Centennial Library | Dearborn, Mich.



RTA



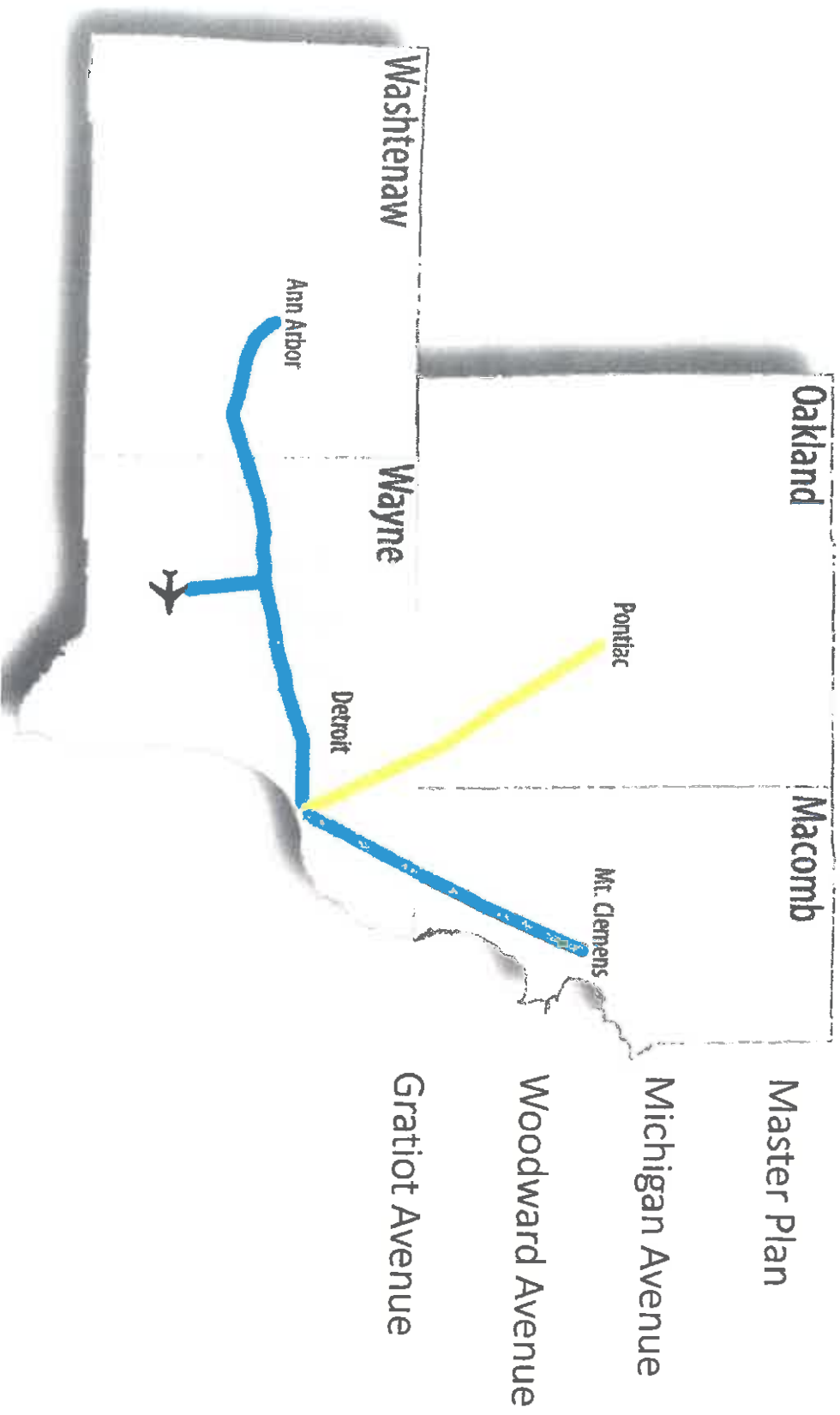
DETROIT PEOPLE MOVER

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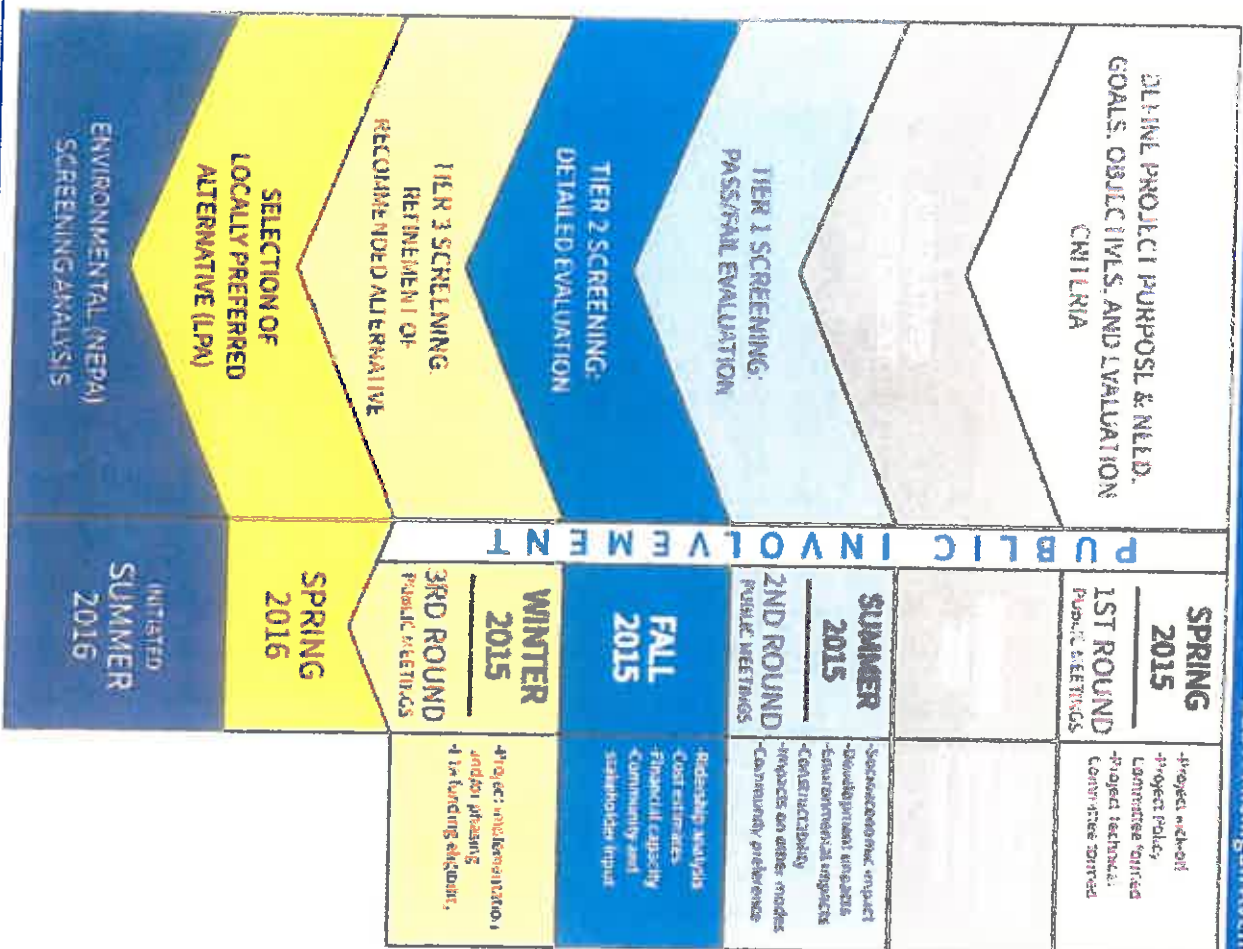
*

* Partner organization

Building Equitable Sustainable Transit (BEST)



Process & Schedule



Project Committee Roles

Policy Committee

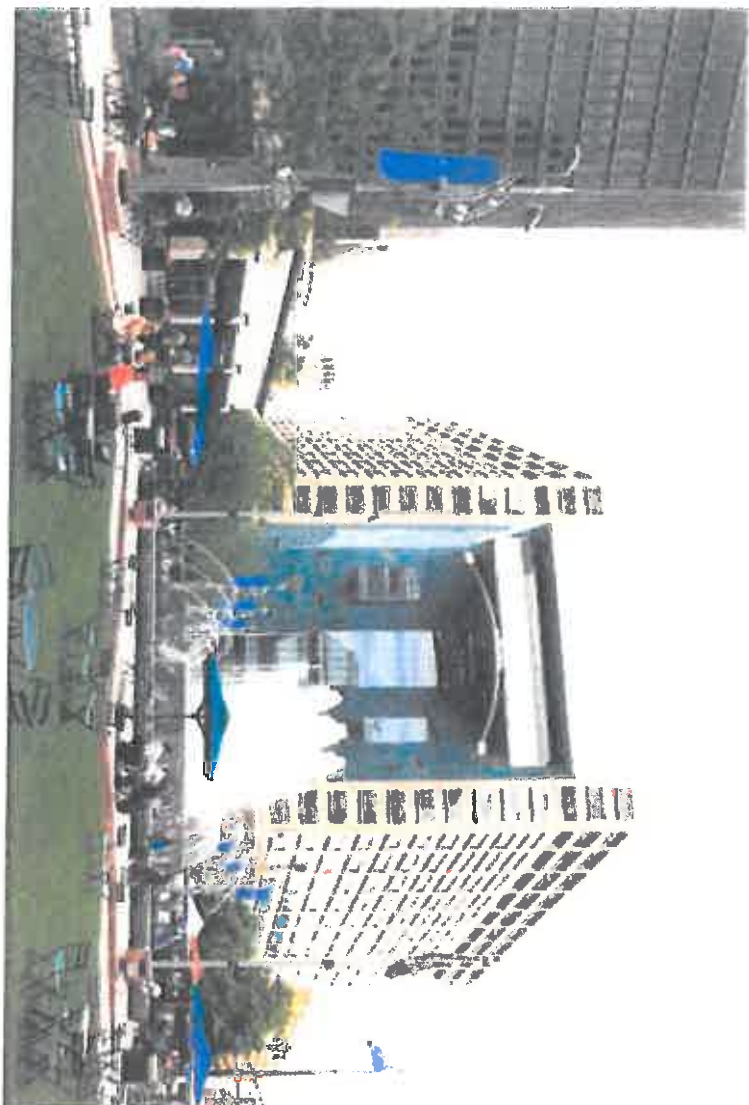
- Meets occasionally (e.g., quarterly) to review key decisions:
 - Official project goals
 - Description of detailed alternatives
 - Evaluation and selection of preferred alternative
- Provide support for implementation and funding of preferred alternative

Suggested Meeting Day/Time

To be determined – Summer 2015

Public Launch Rally, May 12th

Starts 11:30 am @ Campus Martius



Rapid Transit 101

Potential Rapid Transit Modes

Commuter Rail



Metra, Chicago Region



MBTA, Boston Region

Light Rail (LRT)



Hiawatha Line, Minneapolis



Trimet MAX, Portland, OR

Bus Rapid Transit (BRT)



Healthline BRT, Cleveland



Emx, Eugene, OR

Typical Mode Characteristics

Commuter Rail



Light Rail



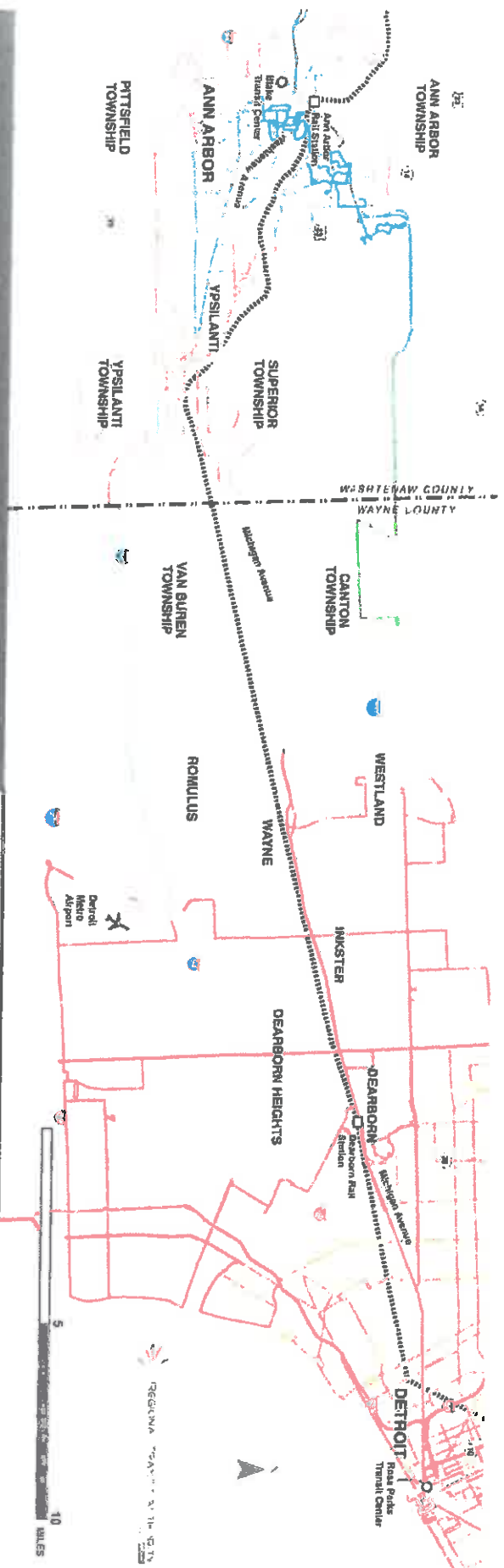
Bus Rapid Transit (BRT)



Average per-mile capital costs	\$29 million	\$262 million	\$17 million
Range of per-mile capital costs	\$11 m - \$68 m	\$64 m - \$964 m	\$2 m - \$63 m
Typical daily ridership	4,000 – 70,000	7,000 – 50,000	7,000 – 50,000

Michigan Avenue Corridor

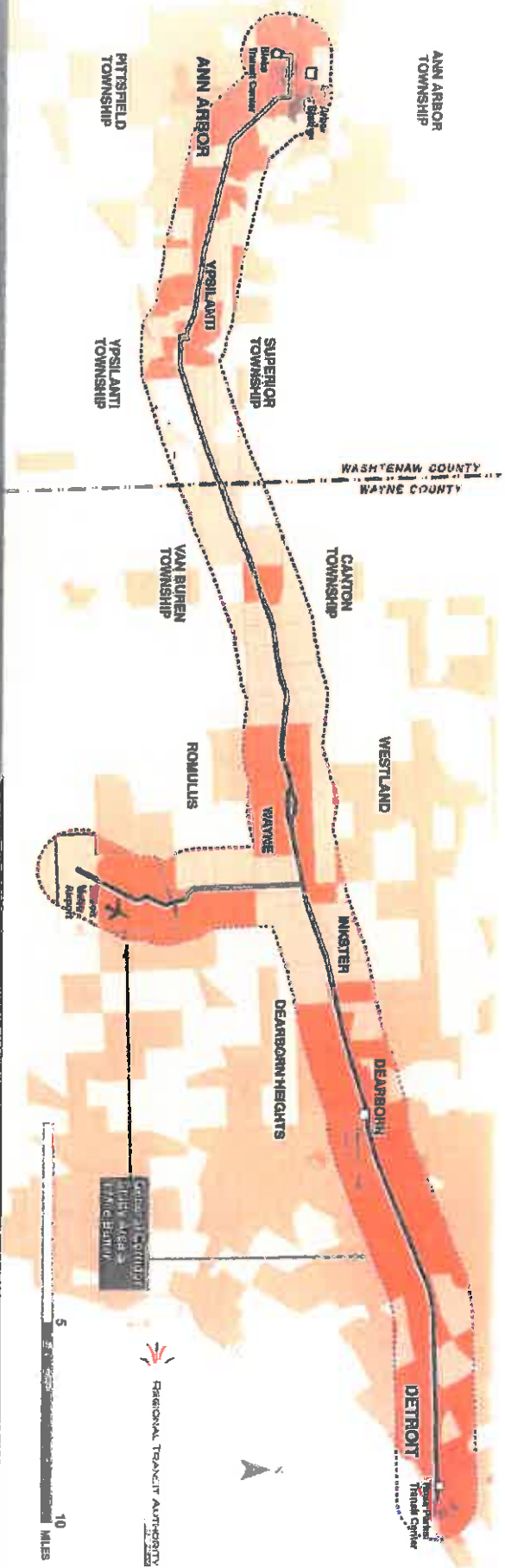
Existing & Planned Transit



BEST: Michigan Avenue Existing Transit Service

- Current frequent services exist between Dearborn and Detroit, Ann Arbor and Ypsilanti
- Limited service provided to Metro Airport
- Existing service gap between Wayne and Ypsilanti Township
- New investment in M-1 streetcar
- Commuter rail project remains in planning for corridor

Employment



BEST: Michigan Avenue
2010 Employment Density by TAZ

Legend

Jobs per Square Mile
0 - 100
100.1 - 1,000
1,000.1 - 10,000
10,000.1 - 70,000
70,000.1 - 83,300

Source:
SEMILOG 2040 Regional
Forecast Report

- Nearly 300,000 jobs within study area
- (13% of jobs in four counties)
- Job densities highest in downtown Detroit, downtown Ann Arbor, University of Michigan Medical Center, central Dearborn
- 5% of corridor residents commute via transit (much higher than regional average)
- Transit use declining in Wayne County communities, increasing in Washtenaw

Stakeholder Themes

- Need improved for airport transit connections (“that’s what big cities have”)
- Transit seen as key for redevelopment in many corridor communities – developers and employers looking for transit access
- Community plans along corridor express desire to make Michigan Avenue more walkable and pedestrian-friendly – current configuration not seen as a benefit for local economic development
- Preferences expressed for rail service connecting from Washtenaw to Detroit
- Any new service needs to be effective and cost-efficient
- Need to evaluate and understand potential traffic impacts of rapid transit
- Consider public safety on transit and at stops
- Responding to demographic trends with aging populations, Millennials lack of interest in driving

Next Meeting / Next Steps

Technical Committee

- Wednesday, June 10th
(*second Wednesday*)
- 2:00 pm – 3:30 pm
- Venue TBD
- Meeting Topics:
 - Public Input Received in May
 - Existing Conditions Summary
 - Purpose & Need Themes

Policy Committee

- Next meeting TBD
(*Summer 2015*)
- Review project goals, initial project alternatives

FREQUENTLY ASKED QUESTIONS

What is BEST: Michigan Avenue?

Building Equitable Sustainable Transit (BEST): Michigan Avenue is a planning initiative led by the Regional Transit Authority of Southeast Michigan (RTA) to evaluate and determine the BEST public transit mode(s) to connect Wayne and Washtenaw county communities along the Michigan Avenue, Washtenaw Avenue, and Metro Airport corridor. The study area extends from downtown Detroit to downtown Ann Arbor.

What is the purpose of the BEST: Michigan Avenue planning Initiative?

It will:

- Identify transit alternatives that better meet the needs of study area travelers and communities.
- Support the long-term transportation and land use vision of corridor communities, major institutional stakeholders, employers and transportation providers along Michigan Avenue.
- Select the best transit solutions to develop as a Locally Preferred Transit Alternative (LPTA) for inclusion in the RTA's Regional Master Transit Plan and in the Southeast Michigan Council of Governments (SEMCOS) long range transportation plan.

Will the public have a say in the BEST: Michigan Avenue planning Initiative?

Yes, this planning initiative will be transparent and inclusive of the communities along the corridor. Planners are meeting with local leadership of the cities and townships along the corridor. Additionally, community meetings will be held throughout the planning process to obtain input from residents, businesses and major institutions. We also have digital tools at www.rtamichigan.org where public input can be submitted. Community input will have a key role in shaping the study's recommendations.

Who is leading BEST: Michigan Avenue?

The Regional Transit Authority of Southeast Michigan (RTA).

How is BEST: Michigan Avenue planning Initiative being funded?

The study is funded through a grant from the Federal Transit Administration (FTA).

When will the BEST: Michigan Avenue planning Initiative be completed?

In spring of 2016 the study will result in an RTA recommendation for a transit alternative that meets the needs of corridor communities.

Who will pay for any future public transit systems in the corridor?

A key component of the BEST: Michigan Avenue planning initiative is to thoroughly review and evaluate all possible funding sources for funding future public transit service in the corridor.

How will the community benefit from Improved transit on Michigan Avenue?

Improved transit will:

- Connect residents to 800,000 jobs along the corridor.
- Link residents and visitors to job centers, neighborhoods and businesses.
- Create new housing, businesses and mixed-use development projects.
- Reduce congestion and improve quality-of-life.
- Provide alternatives for airport access.
- Encourage a more sustainable environment

CONTACT US

REGIONAL TRANSIT AUTHORITY OF SOUTHEAST MICHIGAN
1001 Woodward Avenue, Suite 1400, Detroit, MI 48226
813-402-1020

info@rtasoutheastmichigan.org
www.rtamichigan.org
[facebook.com/rtamichigan](https://www.facebook.com/rtamichigan)
[@rtamichigan](https://twitter.com/rtamichigan)

BUILDING EQUITABLE SUSTAINABLE TRANSIT: MICHIGAN AVENUE

A PLANNING INITIATIVE TO EVALUATE AND DETERMINE THE BEST TRANSIT ALTERNATIVES TO CONNECT WAYNE AND WASHTENAW COUNTIES



APRIL 2015 EDITION



BUILDING EQUITABLE SUSTAINABLE TRANSIT (BEST): MICHIGAN AVENUE (BEST): MICHIGAN AVENUE IS A PLANNING INITIATIVE TO EVALUATE A WIDE RANGE OF TRANSIT OPTIONS TO CONNECT WAYNE AND WASHTENAW COUNTIES WITH SAFE, MODERN AND EFFICIENT PUBLIC TRANSPORTATION SERVICES.

BEST: Michigan Avenue represents a crucial early step by the Regional Transit Authority of Southeast Michigan (RTA) to develop reliable, higher quality transit between Detroit and Ann Arbor. Including Detroit Metropolitan Wayne County (Metro) Airport.

The BEST: Michigan Avenue planning initiative will be accomplished using a transparent and inclusive public engagement process. We've also established a Policy and a Technical committee of local experts to advise.

The primary goals of BEST: Michigan Avenue are to:

- Determine any necessary transit improvements to better meet the needs of travelers between Detroit, Ann Arbor, intermediate communities, and Metro Airport.
- Support the long-term transportation and land use vision of communities, major institutional stakeholders, employers and transportation providers along Michigan Avenue.
- Identify the best transit solutions to develop as a Locally Preferred Alternative (LPA) for inclusion in the RTA's Regional Master Transit Plan and in the Southeast Michigan Council of Governments (SEMCOG) long range transportation plan.
- Prepare environmental analysis and request for federal funding with a State of Michigan match.

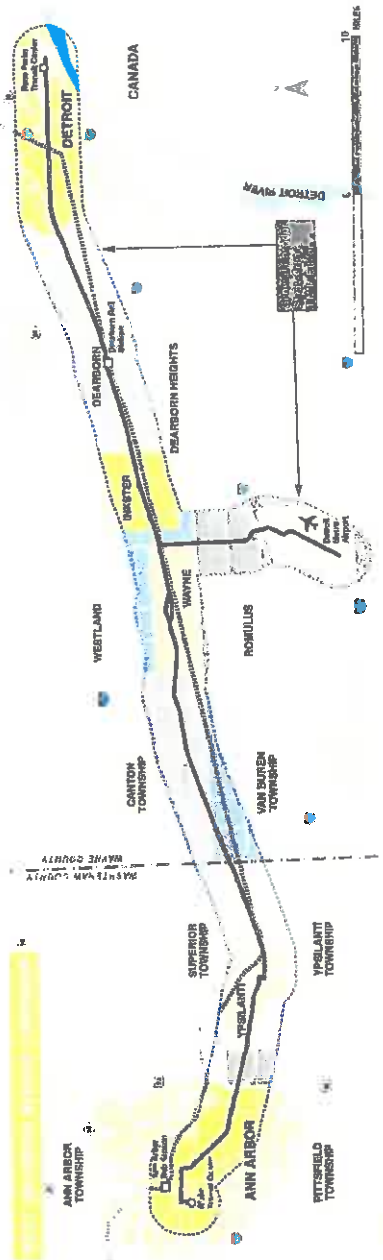
BEST: MICHIGAN AVENUE IS OCCURRING SIMULTANEOUSLY WITH THREE OTHER RTA BEST INITIATIVES:



BEST: WOODWARD AVENUE
Environmental analysis for Woodward Avenue

BEST: GRATIOT AVENUE
Alternatives & environmental analysis for Gratiot Avenue

BEST: MASTER PLAN
Regional Master Transit Plan



BEST: MICHIGAN AVENUE CORRIDOR PLANNING AREA

The BEST: Michigan Avenue planning initiative extends about 40 miles between downtown Detroit and downtown Ann Arbor. The planning area will generally follow Michigan Avenue (US-12) from downtown Detroit to downtown Ypsilanti but from there the corridor extends west to downtown Ann Arbor, generally along Washtenaw Avenue (M-17). The planning area includes consideration of a connection south to Metro Airport in the general area of Meridian Road.

13 CITIES & TOWNSHIPS

- Ann Arbor
- Canton Township
- Dearborn
- Dearborn Heights
- Detroit
- Ingleter
- Ypsilanti Township
- Philetown Township
- Romulus
- Van Buren Township
- Wayne
- Westland
- Ypsilanti

BEST: MICHIGAN AVENUE TIMELINE

- Spring 2015 | Start Best: Michigan Avenue
- ESTABLISH PLANNING GOALS, OBJECTIVES, TRANSIT NEEDS
 - Community Stakeholder Meetings
- Incorporate Community & Technical Input
- IDENTIFY TRANSIT ALTERNATIVES
 - Community Stakeholder Meetings
- Incorporate Community & Technical Input
- EVALUATE & SCREEN TRANSIT ALTERNATIVES
 - Community Stakeholder Meetings
- Incorporate Community & Technical Input
- SELECTION OF LOCALLY PREFERRED TRANSIT ALTERNATIVE
- Spring 2016 | Complete BEST: Michigan Avenue

"We need to know what you want. The transit plan for Michigan Avenue won't work without your suggestions and ideas. This is really going to be the people's plan."

MICHAEL FORD, CEO
REGIONAL TRANSIT AUTHORITY OF SOUTHEAST MICHIGAN

FACTS & STATISTICS

- Nearly 300,000 people live within one mile of the corridor
- 26% increase of transit commuters along the corridor
- 20% increase of zero car households along the corridor
- 17.4% increase in the senior population along the corridor
- Over 15% of households lack access to an automobile

*Increase occurred within one mile of the study corridor between 2010 and 2012

EXISTING TRANSPORTATION PROVIDERS

- Detroit Department of Transportation (DDOT)
- The Detroit People Mover
- Suburban Mobility Authority for Regional Transportation (SMART)
- Ann Arbor Area Transportation Authority (AAATA), including AirRide express airport service
- Amtrak
- Private Intercity Bus Service
- Private Airport Shuttles and Taxi Services



Building Equitable Sustainable Transit (BEST) BEST Projects: At a Glance

Transit Master Plan

- Overall transit vision for Southeast Michigan
- Coordination with the current transit providers (AAATA, DDOT, DTC, M-1 Rail, and SMART)
- Includes bus, paratransit, express bus, rapid transit, and rail
- Considers the BEST plans for Michigan Avenue, Woodward Avenue, and Gratiot Avenue rapid transit corridors
- Identifies future rapid transit corridors
- Provides an action plan for implementation
- November 2016: Support Regional Transit



Michigan Avenue

- Evaluates transit alternatives between Detroit and Ann Arbor, including connections to Metro Airport
- Considers end-to-end travel needs, as well as links between corridor communities
- Explores a new rapid transit service complementing existing and planned transit services
- Focuses on community objectives, complete streets, and economic development opportunities throughout the corridor

Woodward Avenue

- Initial planning is complete and Bus Rapid Transit has been endorsed by the communities along the corridor
- Transit would generally run along the center of Woodward Avenue
- Preliminary station locations were identified
- Environmental review has begun
- Next steps will be design and funding

Gratiot Avenue

- Examines enhanced transit between Downtown Detroit and M-59
- Includes the communities of Detroit, Eastpointe, Roseville, Clinton Township, and Mount Clemens
- Recommends the type of transit, where it runs in the right-of-way, and the best locations for stations
- Focuses on transit-supported economic development opportunities throughout the corridor

Target Schedule





REGIONAL TRANSIT AUTHORITY

OF SOUTHEAST MICHIGAN

As created under Public Act 387 of 2012

RTA BOARD

CHAIR
Paul Hillegonds

VICE CHAIR
Elisabeth Gerber

SECRETARY
Mark Gaffney

TREASURER
Dr. Curtis Ivery

Freman Hendrix

Don Morandini

Chuck Moss

Roy Rose

Alma Wheeler Smith

Timothy Soave

April 24, 2015

RTA To Southeast Michigan Residents: "It's Time to Create Regional Transit!"

The Regional Transit Authority will make its debut at a press conference and kickoff rally at Detroit's Campus Martius Park located just outside of our building (1001 Woodward Avenue) on Tuesday, May 12, 2015 beginning at 11:30 a.m. The purpose of the event is to invite Southeast Michigan's 4.2 million residents to help create a system of regional transit that will take them to the places they want and need to go.

RTA CEO Michael Ford, RTA Board Chair Paul C. Hillegonds and other special guests will address the crowd beginning at noon. The event will highlight the many ways that Southeast Michigan residents can participate in creating a Regional Master Transit Plan and contribute to the three corridor studies that the RTA is currently conducting.

The RTA is charged with completing a Regional Master Transit Plan and three corridor studies over the next eight to twelve months. Once completed, the document will serve as a guide for developing a multi-modal transit system in Wayne, Washtenaw, Macomb and Oakland counties.

The corridor planning efforts include continuation of the Woodward Avenue project as it enters the environmental analysis phase, and the start of planning on both the Michigan Avenue and Gratiot Avenue corridors.

In combination, these projects will provide the region with the necessary detail to pursue a ballot initiative in November, 2016 to support a truly regional system.

In the week following the kickoff at Campus Martius Park, the RTA will be hosting a series of day-long public meetings in each of the RTA counties. These events mark the start of a year-long, robust community engagement campaign designed to get everyone in Southeast Michigan thinking about, talking about and creating an equitable, sustainable transit vision for the region. Current information for county events is as follows:

Monday, May 18, 2015

Washtenaw County: Eastern Michigan University, Ypsilanti, MI

Tuesday, May 19, 2015 (2 locations)

Detroit/Eastern Wayne County: Northwest Campus - Wayne County Community College District, Detroit, MI (location to be confirmed)

Western Wayne County: The University of Michigan – Dearborn, Dearborn, MI

Wednesday, May 20, 2015

Macomb County: The Macomb Center for the Performing Arts, Clinton Township, MI (location to be confirmed)

Thursday, May 21, 2015

Oakland County: The Royal Oak Elks Club, Royal Oak, MI

Following is the schedule for each of the county events:

9:00 a.m. -11:00 a.m.

Open House for public officials with a formal project presentation beginning at 9:45 a.m.

11:00 a.m. - 1:00 p.m.

Open house for the business community with a formal presentation beginning at 11:45 a.m.

1:00 p.m. – 7:30 p.m.

Open house for the community with several presentations at times to be determined

All events will be publicized in both traditional and social media. Letters of invitation will be sent to government and agency officials and to local businesses through chambers of commerce. Fliers and email invitations will be sent to community groups and other organizations for distribution to their constituents. Our transit providers will distribute information throughout their areas of operation.

For more information, please contact Travis Gonyou at 734- 620-4992. Updated Information will be posted at www.rtamichigan.org. Also please follow the RTA at facebook.com/RTAmichigan and on Twitter @rtamichigan.

Technical Committee for BEST: Michigan Avenue

List of Invited Members

Organization	Name	Title
AAATA	Chris White	Planner
AFSCME	June Nickleberry	Executive Board Member, Region 1
Canton Township	Jeff Goulet	Township Planner
City of Ann Arbor	Eli Cooper	Transportation Director
City of Dearborn	Barry Murray	Economic and Community Development Director
City of Dearborn Heights	Ron Amen	CED Director
City of Detroit	Maurice Cox	P&DD Director
City of Inkster	Richard Marsh Jr	City Manager
City of Romulus	Tim Keyes	Economic Development Director
City of Wayne	Peter McInerney	Community Development Director
City of Westland	Bruce Thompson	Building Department Director
City of Ypsilanti	Bonnie Wessler	Planner
DDOT	Triette Reeves	External Affairs
Detroit Future City	Dan Kinkad	Director of Projects
DTC	Cornelius Henry	Transportation Specialist
M-1 Rail	Sommer Woods	Director of External Relations
MDOT	Kari Martin	University Region Planner
Pittsfield Township	Craig Lyon	Director of Utilities and Municipal Services
SEMCOG	Alex Bourgeau	Transit and Non-Motorized Planner
SMART	Robert Cramer	Planner
University of Michigan	Lisa Solomon	Parking & Transportation Services
Van Buren Township	Jack Knowles	Planning & ED Director
Washtenaw County	Nathan Voght	Economic Development Specialist
Wayne County	Tim Attalla	Director of Economic and Neighborhood Dev
Wayne County Airport Authority	Joe Nardone	Director of Development
Ypsilanti Township	Joe Lawson	Planning Director

Roles & Responsibilities

Term of Service

April 2015 through April 2016 is the length of your voluntary term on the Technical Committee for Building Sustainable Equitable Transit (BEST): Michigan Avenue.

Level of Authority

Technical Committee members for Building Sustainable Equitable Transit (BEST): Michigan Avenue serve in an advisory role. Your input will help to inform the decisions of the RTA's Board of Directors.

Roles and Responsibilities

- Provide your expertise to the planning effort by providing feedback on important project deliverables
- Offer guidance on engaging broad stakeholder groups around the technical deliverables
- Serve as a liaison between our planning team and your community/organization
 - Help obtain information available to you and share with our planners
 - Share information you learn from our planners with your constituents and colleagues
- Participate in regularly scheduled meetings (monthly or semi-monthly)

Meeting Schedule

See reverse side.

Technical Committee for BEST: Michigan Avenue

Preliminary Meeting Schedule

Month	Date / Location	Potential Agenda	Deliverables Shared
April 2015	April 30 th , 1:30 – 3 pm Henry Ford Centennial Library Dearborn, Mich.	- Introduction to RTA and project - Plan for Phase 1 Community Engagement - Corridor Overview - Discussion of Priorities	- Project Process / Schedule - Community Engagement Approach Draft
May 2015	No Committee Meeting	Please attend a Public Launch event!	
June 2015	June 10 th , 2 – 3:30 pm Location TBD	- Phase 1 Community Engagement Summary - Existing Conditions Summary - Project Purpose & Need Themes	- Existing Conditions Report Draft - Initial Purpose & Need Themes
July 2015	July 8 th , 2 – 3:30 pm Location TBD	- Review Purpose & Need document - Goals & Objectives - Evaluation Criteria & Methodology	Purpose & Need Draft (including proposed Goals & Objectives, and Evaluation Criteria)
August 2015	August 12 th , 2 – 3:30 pm Location TBD	- Initial Transit Modes & Alignments - Tier 1 Initial Screening - Plan for Phase 2 Community Engagement	- Tier 1 Screening: Pass/Fail Evaluation - Detailed Technical Screening (Ridership, Cost, etc.) Methodologies
September 2015	September 9 th , 2 – 3:30 pm Location TBD	Review Detailed Alternatives	- Phase 2 Engagement Materials - Definition of Detailed Alternatives
October 2015	October 7 th , 2 – 3:30 pm Location TBD	- Phase 2 Community Engagement Summary - Tier 2 Screening: Detailed Evaluation	Tier 2 Screening: Detailed Evaluation
November 2015	November 11 th , 2 – 3:30 pm Location TBD	- Final Tier 2 Detailed Evaluation Results - Update on Regional Plan Efforts	
December 2015	December 9 th , 2 – 3:30 pm Location TBD	Refinement of Preferred Alternative Plan for Phase 3 Community Engagement	Tier 3 Screening: Refinement of Preferred Alternative
January 2016	January 13 th , 2 – 3:30 pm Location TBD	Refinement of Preferred Alternative	- Complete Evaluation Report Draft - Phase 3 Engagement Materials
February 2016	February 10 th , 2 – 3:30 pm Location TBD	- Phase 3 Community Engagement Summary - Recommended LPA	Recommended Locally Preferred Alternative Summary
March 2016	March 9 th , 2 – 3:30 pm Location TBD	- Review Final Report - Discussion of Implementation Plan	- LPA Report - NEPA Class of Action Recommendation

Policy Committee for BEST: Michigan Avenue

List of Invited Members

Organization	Name	Title
AAATA	Matt Carpenter	CEO
Ann Arbor DDA	Susan Pollay	Director
ATU	Fred Westbrook	President
Canton Township	Phil Laloy	Supervisor
City of Ann Arbor	Chris Taylor	Mayor
City of Dearborn	John O'Reilly	Mayor
City of Dearborn Heights	Dan Paletko	Mayor
City of Detroit	Jed Howbert	Mayor's Office
City of Inkster	Hilliard Hampton	Mayor
City of Romulus	LeRoy Burcroff	Mayor
City of Wayne	James Hawley	Mayor
City of Westland	William Wild	Mayor
City of Ypsilanti	Amanda Edmonds	Mayor
DDOT	Dan Dirks	Director
DTC	Barbara Hansen	Director
Eastern Michigan University	Susan Martin	President
Henry Ford Community College	Stanley Jensen	President
M-1 Rail	Paul Childs	COO
MDOT	Tony Kratofil	Metro Region Engineer
Pittsfield Township	Mandy Grewal	Supervisor
SEMCOG	Carmine Palombo	Deputy Executive Director
SMART	John Hertel	CEO
SPARK	Paul Krutko	President and CEO
SW Detroit Business Association	Kathleen Wendler	President
University of Michigan	Sue Gott	Campus Planner
Van Buren Township	Linda Combs	Supervisor
Washtenaw County	Verna McDaniel	Administrator
Wayne County	Andy Kandrevas	
Wayne County Airport Authority	Joe Nardone	Director of Development
Ypsilanti Township	Brenda Stumbo	Supervisor
The Henry Ford	George Anton Moroz	Special Assistant to the President

Roles & Responsibilities

Term of Service

April 2015 through April 2016 is the length of your voluntary term on the Policy Committee for Building Sustainable Equitable Transit (BEST): Michigan Avenue.

Level of Authority

Policy Committee members for Building Sustainable Equitable Transit (BEST): Michigan Avenue is an advisory position. Your input will help to inform the decisions of the RTA's Board of Directors.

Roles and Responsibilities

- Help RTA understand the key transit improvements needed along Michigan Avenue
- Be an advocate for the RTA's planning initiatives within your community or organization
- Participate in quarterly meetings during the planning process to understand the rationale and objectives around key decisions and provide your input

Meeting Schedule

See reverse side.

Policy Committee for BEST: Michigan Avenue

Preliminary Meeting Schedule

Timeframe	Potential Agenda	Deliverables Shared
Spring 2015	- Introduction to RTA and project - Discussion of Priorities - Phase 1 Community Engagement Plan	- Project Process / Schedule - Community Engagement Plan
Summer 2015	- Existing Conditions Summary - Project Purpose & Need - Goals & Objectives - Evaluation Criteria & Methodology - Initial Transit Modes & Alignments - Tier 1 Initial Screening	- Existing Conditions Report - Purpose & Need Report - Tier 1 Screening: Pass/Fail Evaluation
Fall 2015	- Phase 2 Community Engagement - Review Detailed Alternatives - Tier 2 Screening: Detailed Evaluation	- Detailed Technical Screening (Ridership, Cost, etc.) Methodologies - Phase 2 Engagement Materials - Definition of Detailed Alternatives - Tier 2 Screening: Detailed Evaluation
Winter 2015	- Update on Regional Plan Efforts - Refinement of Preferred Alternative - Phase 3 Community Engagement	- Tier 3 Screening: Refinement of Preferred Alternative - Phase 3 Engagement Materials
Spring 2016	- Recommended LPA - Discussion of Implementation Plan	- Complete Evaluation Report Draft - Recommended Locally Preferred Alternative Summary - LPA Report - NEPA Class of Action Recommendation

May 4, 2015
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, May 4, 2015

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

- The agenda.
- Introduction of the New Interim Police.

Moved by Councilmember Moner, Seconded by Councilmember Canty that Council convenes into a Closed Executive Session at 7:15 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 7
NAYS: 0
ABSENT: 0

Moved by Councilmember Moner, Seconded by Councilmember Canty to adjourn the closed Executive Session at 7:50 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Hampton called the meeting to order at 7:55 p.m.

Pledge of Allegiance

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

Prayer

There Prayer was lead Michael Branch.

Roll Call

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

***A Quorum was present**

Approval of Agenda

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks to approve the agenda with added items "B", "C", "D", "E" under Presentations. Resolution 05-15-81R - Motion carried.

Presentations/Discussion

- A. Governmental Consulting Services – Ken Cole
- B. State Representative - Julie Plawecki
- C. Commissioner LeBlanc's Office – Mary McClendon
- D. Viking Pride – DeAtriss Richardson
- E. Introduction of Interim Chief of Police – Richard Marsh

Public Hearings

- A. Discussion/Action: FY2016 Budget Public Hearing.

Moved by Councilmember Canty, Seconded by Councilmember Moner to open the public hearing on the FY2016 Budget. Resolution 05-15-85R – Motion carried.

- **George Williams – Asked if Plante and Moran services were still retained, how much were McKenna Services being paid and how much does the city see from the seventy thirty split. Stated the budget did not show specific line items on the website. Further stated, if the youth were included in the new milage proposal language.**

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks to close the public hearing on the FY2016 Budget. Resolution 05-15-86R – Motion carried.

Consent Agenda

- A. April 20, 2015 Regular City Council Meeting Minutes.
- B. Allen Brother's and Attorney's PLLC Invoice \$34,243.66.

Moved by Councilmember Moner, Seconded by Councilmember Canty Resolution 05-15-82R – Motion carried.

Boards and Commission

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

Previous Business

Ordinances

- A. First Reading(s)
- B. Second Reading(s)

New Business

- A. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case #LD15-2) 3573 Ash which is located on the east side of Ash between Carlyse and Beech and is legally described as Lots 54 and 55 Westwood Heights Sub T2S R9E L63 P2 WCR (Property ID#44-010-03-0054-301) in the total amount of \$2,500 to Phillip Terrance Franklin.

**Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 05-15-83R – Motion carried.**

- B. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case #LD15-3) 3565 Ash which is located on the east side of Ash between Carlyse and Beech and is legally described as Lots 52 and 53 Westwood Heights Sub T2S R9E L63 P2 WCR (Property ID# 44-010-03-0052-301) in the total amount of \$2,500 to Jinnie B. Howard.

**Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 05-15-84R – Motion carried.**

Public Participation

Shirley Hankerson – Stated there are debris problems on Grandview to Middlebelt to Henry Ruff.

Top Ladies of Distinction – Stated they would like to develop a recycle program within the city. They further stated they would be passing out flyers at various locations to see if this would be something that the community would be interested in making work.

Carl Ellis Gibbs – Stated he has done some research on Mayor Hilliard Hampton and the different boards, commissions and various job capacities that he has held. He further stated that the city should honor him for being Mayor of the City.

Daisy Truss – Gave various updates for the Inkster Family Literacy Program.

Juanita Davis – Stated she had concerns regarding the Inkster Greenway. She asked Mayor and Council if they have ever walked the greenway or seen any residents utilizing the greenway. She further stated if Police Officers patrolled the greenway. She stated that Mr. Williams should be allowed some money for youth projects.

Dorothy Gardner – Stated she asked questions in March and still have not received a written answer. She further stated that the city needs to look at developing a Historical Society. Even further, she asked if the city had a noise ordinance.

Sandra Watley – Updated residents on the Troops Need Love packaging to take place on May 9, 2015 at the St. Episcopal Church. She stated that Walgreens and Kroger's are major contributors in assisting with the Troops Need Love. She thanked the City Clerk for assisting with a voter informational question and answer period.

Karen Lee – Stated she is still waiting to receive answers in writing regarding questions asked on March 15, 2015.

Mayor and Council Communication

Councilwoman Howard – Stated that maybe administration should look at placing the answers to questions asked by residents on the website or where agendas are picked up.

Councilman Williams – Encouraged residents to shop Inkster. He further stated that a Memorial Day Parade will take place in the City on Memorial Day. He asked for Mayor and Council to participate and extended an invitation to any Veteran to participate and be honored.

Councilman Moner – Thanked Veteran Albert J. Jackson-Vietnam Veteran for his service and dedication to our country. He further stated that he supports the Top Ladies of Distinction for their efforts on encouraging the city to do more with recycling. He further gave recognition to Officer Clark Drew who works the front desk at the Police Department for the excellent job he does with helping residents and others with issues.

Councilman Shaw – Stated that there is a sight on Rosewood and Central that is being used for a dump. He further stated he would like for a stop sign to go at Woodland and Glennwood. Even further he asked about the update with the DEQ, the property expansion at 290300 Michigan Ave, the calls for Police service and about the meeting with the State Treasurer's office. Lastly, he stated that he is elated that the water and sewer rates are going down.

Councilman Cauty – Stated that the he was one of the attendees of the meeting with the State Treasury Department. He stated that Administration was contacted and asked not attend the meeting. He stated the meeting focused on the consent agreement, a five year sustainable plan, the budget, a direct focus on economic development, elimination of the Brownfield deficit, Wayne County sewer debt, a permanent Chief of Police, litigation and lack of liability insurance, and the transfer of power back to the City Manager. He stated the State Treasury Department stated they are happy with the job that Mark Stuhldreher is doing and will leave the consent powers with the Treasurer.

Mayor Hampton – Asked if an indemnification policy was in place for Police Officers. Further asked to administration why the city did not go after the SEMCOG TAPP Grant. He further stated that match money for grants needs to be earmarked in the budget incase there is a local match for a grant.

City Clerk

Encouraged all residents to get out and participate in the election process and vote.

City Manager

Thanked Interim Chief Thomas.

Stated that 1710 Middlebelt has been sold.

Thanked the citizens for their support during tough times.

Stated that \$810,000 surplus is projected in next year's budget.

Thanked Mayor and Council for the opportunity to serve.

Thanked citizens for keeping city administration engages.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Moner, Seconded by Councilmember Shaw and carried, the Regular Council meeting of May 4, 2015 was adjourned at 10:20 p.m.



Felicia Rutledge, City Clerk
City of Inkster

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. 02/16/17
April Walton		Exp. 01/18/15
Audrey Jean Searcy		Exp. 06/02/16
Doris Horne		Exp. 02/16/17
Theola Jones		Exp. 11/15/14
Henry Wade		Exp. 03/07/15
Vacant		Exp.
Nellene Moore		Exp. 08/16/16
Dorothy Gardner		Exp. 06/16/16
Chuck Coleman		Exp. 04/04/15
Gabe Henderson		Exp. 04/04/15
June Patterson		Exp. 12/1/16

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment	3 Members	Charter Provision and State Law
WCA Assessing		Clerk of the Board – Non Voting
William S. Miller		Exp. 06/02/15
Ned Sanders (Alternate)		Exp. 02/03/16
Lenoria Warmack		Exp. 02/16/16
Celeste McDuffie		Exp. 02/03/16

BEAUTIFICATION COMMITTEE

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

2 Year Term	
Toni Bailey	Exp. 04/26/16
Enoch Jackson	Exp. 04/26/14
Joe Burton	Exp. 04/26/14
Rev. George Williams (T)	Exp. 04/26/16
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. 05/19/16
Shera Johnson	Exp. 05/14*
Demetrius Dalton	Exp. 05/21/14
Henry Wade	Exp. 05/14*

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
Elcfern 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
Avis Love	Exp. 03/16/17

BUILDING AUTHORITY COMMISSION - Inactive

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock	Exp. 12/31/05
Hersey Bryant, (C)	Exp. 12/31/00
Horace Wells	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	Exp. 06/04/15
Vacant Dist. 5	
Lewis Gregory (C) Dist. 6	Exp. 01/04/13
George Celler Mayoral	Exp. 03/16/12
Carmen Mitchell At-Large	Exp. 02/18/11

CANVASSERS BOARD

[MEETINGS: As Required]

4 Year Term

4 Members

State Law

Deborah Owens (Dem)	Exp. 12/31/15
Gloria Brown (Dem)	Exp. 06/04/16
Courtney Owens (Dem)	Exp. 06/04/16
Eugene Brazeal (Rep)	Exp. 08/06/16

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden	Exp. 6/18/15
Vacant - (Employee Representative)	
James White	Exp. 12/04/11
- (Commission Appointment)	

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Henry Wade		Exp. 12/17
- (Licensed Plumber)		
Stephen Lawrence		Exp. 12/17
Tiara Jones		Exp. 10/17
Kenyatta Mason		Exp. 10/17
- (Licensed Electrician)		
Marcus Hendricks –		Exp. 12/17
- (Licensed Electrician)		
– Building Inspector		
- (Licensed Engineer/Inspector)		

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 (Secretary)		Tenure
Martha Theis		Exp. 01/14/18
Lewis Gregory (Treasurer)		Exp. 10/06/18
Cynthia Adams		Exp. 01/14/18
Vacant (Chair)		Exp. 10/06/18
Peter Cimeot		Exp. 01/21/18
Akindede Refhionomake		Exp. 02/16/19
Andrea Parson		Exp. 08/01/15
Winston Wade (Vice-Chair)		Exp. 12/17/16
Rerhi Onomake		Exp. 3/16/19

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.		Exp. 06/07/16
Vacant		Exp. 06/07/16
Vacant		Exp. 06/07/16
Deborah Walker		Exp. 06/07/16
Mary Weislo		Exp. 03/07/17
Cassandra Leonard		Exp. 06/07/16
Herbert Johnson		Exp. 06/07/16
Dennis Weislo		EXP. 06/07/19
Vacant		

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)		

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	Tenure
William Acklin	Exp. 03/17
Ernest Hendricks	Exp. 03/19
James Orr	Exp. 11/13
Ernestine Williams	Exp. 03/19
Deborah Walker	Exp. 10/19

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	Exp. 12/20/12
Vacant		

LIBRARY BOARD 4 year term

Michael Wells	Exp. 2015
Sandra Markwart	Exp. 2015
Dorothy Gardner	Exp. 2015
Dosys Thompson	Exp. 2015
LaDon Gibbs	Exp. 2015
Paulette Dye	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	Exp. 12/05/13
Vacant	Dist. 3	
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	Mayoral	

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	Exp. 11/19/14
Eugene Thompson (VC)	Exp. 11/19/14
Dorothy Gardner	Exp. 11/19/14
Darwin Howard	Exp. 12/15/14
William Howard	Exp. 11/03/15
Cheryl Stinson	Exp. 02/02/16
Vacant	

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	Exp 10/06/16
Deborah Owens	Dist. 2	Exp. 03/25/16
Shelby Johnson	Dist. 3	Exp. 09/15/16
Vernell Massey	Dist. 4	Exp. 12/01/16
Lenardo Gambrio	Dist. 5	Exp. 10/15/16
James Richardson IV	Dist. 6	Exp. 09/15/16
Tonia Williams	Mayoral	Exp. 02/16/17
Sheila Garland	Mayoral	Exp. 02/16/17
Yolanda Lockett	Council	Exp. 01/20/17

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Vacant	Dist. 1	
Vacant	Dist. 2	
Cory Wells	Dist. 3	Exp. 12/05/13
Vacant	Dist. 4	
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)	Exp. 10/15
Robert Thomas	Exp. 10/15
Emmereal Wells	Exp. 04/18
James Garrett	Exp. 08/17
April Walton (Secretary)	Exp. 09/16
Sam Brown (Chairman)	Exp. 10/17
Richard Wooten (Vice Chairman)	Exp. 08/16

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term

5 Members

Charter

Rev. Leon Crawford	Mayoral	Exp. 01/17
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	Council	Exp. 01/17
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

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. 09/2/17
Vanola Williams	Dist. 5	Exp. 09/03/16
Norma McDaniel (S)	Dist. 6	Exp. 10/19/15
Richard Wooten (Chair) (Planning Comm. Appointee)		Exp. 01/14/17

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit 36300 Warren Rd. Westland, MI. 48185]

Michael Canty, Council Appointee
Denise Champagne, Council Appointee

Exp. Tenure
Exp. (Appointed in 2009)

2015 Community Development Block Grant Advisory Council (CDBG)

[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee
Lorenzo Moner, Council Appointee

Exp. 2016
Exp. 2016

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. (Chair)	Exp. 06/07/16
Herbert Johnson (Vice Chair)	Exp. 06/07/16
Deborah Walker (Secretary)	Exp. 06/07/16
Rerhi Onomake	Exp. 03/16/21
Dennis Weislow	Exp. 06/07/19
Cassandra Leonard	Exp. 06/07/16
Mary Weislow (Treasurer)	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	

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
M. Jeannie Fields, Community Dev. Mgr.	Tenure
Tonia C. Williams (C)	Exp. 10/06/16
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 Marsh, City Manager *mgf*

Date: May 11, 2015

From: M. Jeannie Fields, Manager
Community Development

Date for Council Consideration: May 18, 2015

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 15-04) two residential parcels of land located on the west side of Ash between Andover and Pine and is legally described as Lots 243 to 247 Incl also S 10ft Lot 248 also E ½ Adj Vac Alley Inkster Gardens Sub T2S, R9E, L48, P73 WCR (Property ID #014-03-0243-000) and N 25ft of Lot 248 also Lot 249 also E ½ Adj Vac Alley Inkster Gardens Sub T2S R9E WCR (Property ID#014-03-0248-002) in the total amount of \$750.00 to Carlton Schropshire.

Current Action X Emergency Future

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

Treasurer's Approval *MDS*

BACKGROUND INFORMATION

Carlton Schropshire has made application to purchase two vacant parcels of land which are located on the west side of Ash between Andover and Pine and legally described as Lots 243 to 247 Incl also S 10ft Lot 248 also E ½ Adj Vac Alley Inkster Gardens Sub T2S, R9E, L48, P73 WCR (Property ID #014-03-0243-000) and N 25ft of Lot 248 also Lot 249 also E ½ Adj Vac Alley Inkster Gardens Sub T2S R9E WCR (Property ID#014-03-0248-002). The property location is situated near the end of the block (near Pine) between Pine and Andover (see attached map). The proposed use for the parcels is an investment.

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 parcels are located in the R-1(B) zoning district. This district requires 60 feet of frontage for a "buildable" lot. One (1) parcel is over 60 feet wide and the other is less than 60 feet wide. As a result, one (1) parcel is "buildable" and one (1) is not.

PROJECT OR IMPROVEMENT TASK

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 \$200.00 for the parcels of land and is offering the total purchase price of \$750.00 (\$500.00 for one (1) "buildable" parcel and \$250.00 for the "non-buildable" parcel).

RESOLUTION

Authorization is hereby given for the sell of two (2) vacant parcels which are located on the west side of Ash between Andover and Pine and is legally described as Lots 243 to 247 Incl also S 10ft Lot 248 also E ½ Adj Vac Alley Inkster Gardens Sub T2S, R9E, L48, P73 WCR (Property ID #014-03-0243-000) and N 25ft of Lot 248 also Lot 249 also E ½ Adj Vac Alley Inkster Gardens Sub T2S R9E WCR (Property ID#014-03-0248-002) in the total amount of \$750.00 to Carlton Schropshire.

- Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$950), 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 100.00
Date Received 3.23.15
Case # LD 15-04

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Carlton Schropshire
Applicant's Address 880 Golf Dr Apt 301 Pontiac, Michigan 48341
Applicant's Phone Number: (248) 760-1101
Proposed Owner's Name (as indicated on deed): Carlton Schropshire

PROPERTY INFORMATION -- Purchase Offer \$ 500.00

Property Location: on West side of ASH Street/Avenue
Between ANDOVER Street/Avenue and Pine Street/Avenue
Tax ID, Legal Description, and Address if Structure 44014030243000
36C243 TO 248A LOTS 243 to 247 INCL ALSO
510 FT LOT 248 ALSO E 1/2 ADJ VAC ALLEY INKSTER
GARDEN SUB T2S R9E L48 P73 WCE
Parcel Size: 213X112 (Width) 213 X (Length) 112 Current Zoning Residential

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

R1-B

Summary of Proposed Use: Investment
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 100 .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.

Applicant's Signature

Date

Broker's Name



Deposit/Administrative Fee Received 100.00
Date Received 3.23.15
Case # LD 15-04

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Carlton Schropshire
Applicant's Address 880 Golf Dr Apt 301 Pontiac Michigan 48341
Applicant's Phone Number: (248) 760-1101
Proposed Owner's Name (as indicated on deed): Carlton Schropshire

PROPERTY INFORMATION -- Purchase Offer \$ 250⁰⁰

Property Location: on West side of ASH Street/Avenue
Between ANDOVER Street/Avenue and Pine Street/Avenue

Tax ID, Legal Description, and Address if Structure 47014030248002

360248B 249 N 25 FT OF Lot 248 LOT 249 ALSO
2 1/2 Adj VAC Alley INKSTER GARDENS SUB T2S R9E L48

Parcel Size: 33X112 (Width) 33 X (Length) 112 Current Zoning Resident WCE

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

Summary of Proposed Use: Investment
Use additional sheets as needed

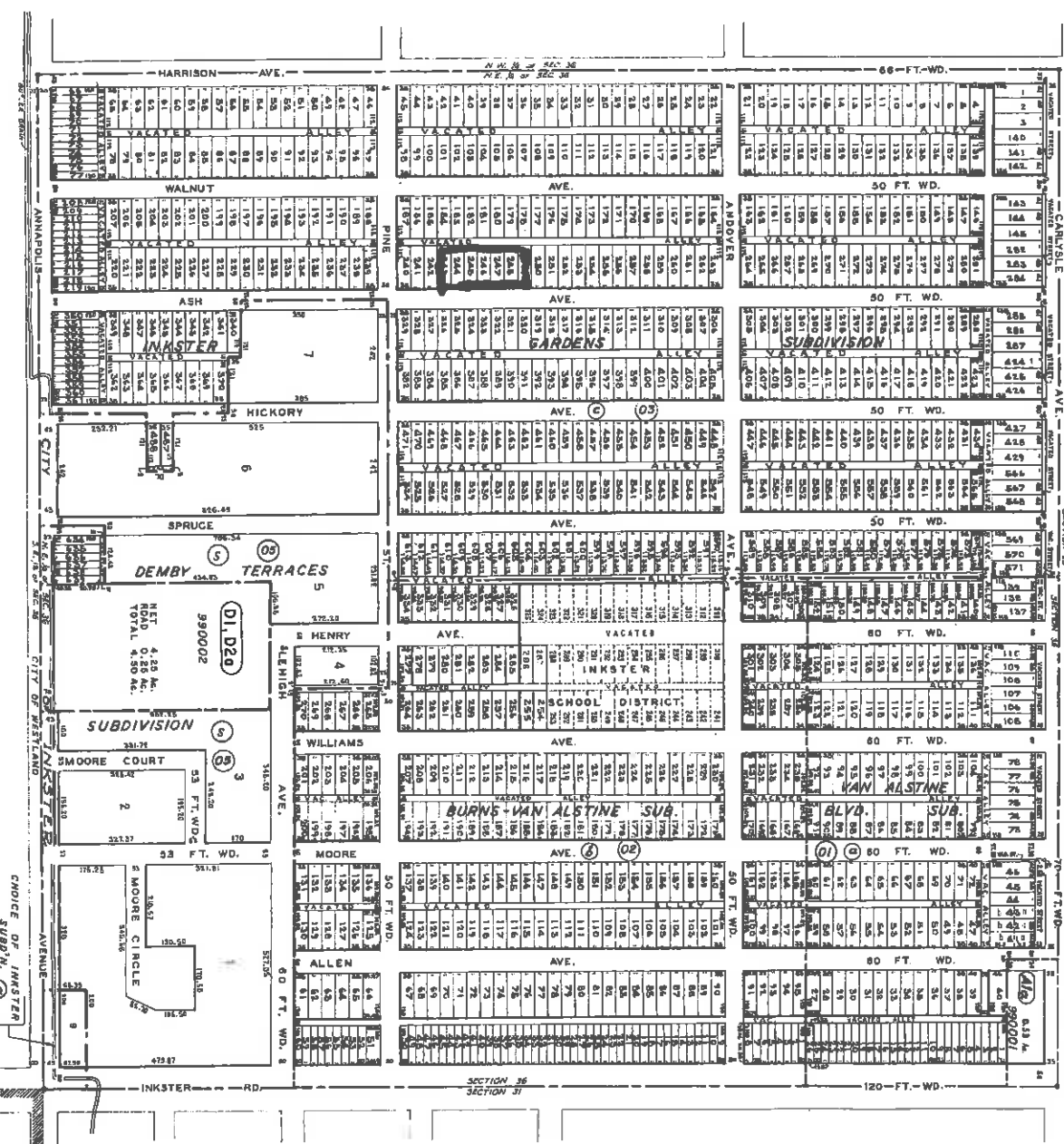
I understand and accept as evidenced by the good-faith deposit of \$ 100.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer 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.

Applicant's Signature

Date

Broker's Name



N.E. 1/4 SECTION 36
T. 2 S., R. 9 E.
WAYNE COUNTY, MICHIGAN

SCALE 1 INCH = 200 FEET

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION

© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING, FROM THE COUNTY OF WAYNE, MICHIGAN. THE COUNTY OF WAYNE, MICHIGAN, DOES NOT WARRANT THE ACCURACY OF THE DATA SHOWN ON THIS MAP.

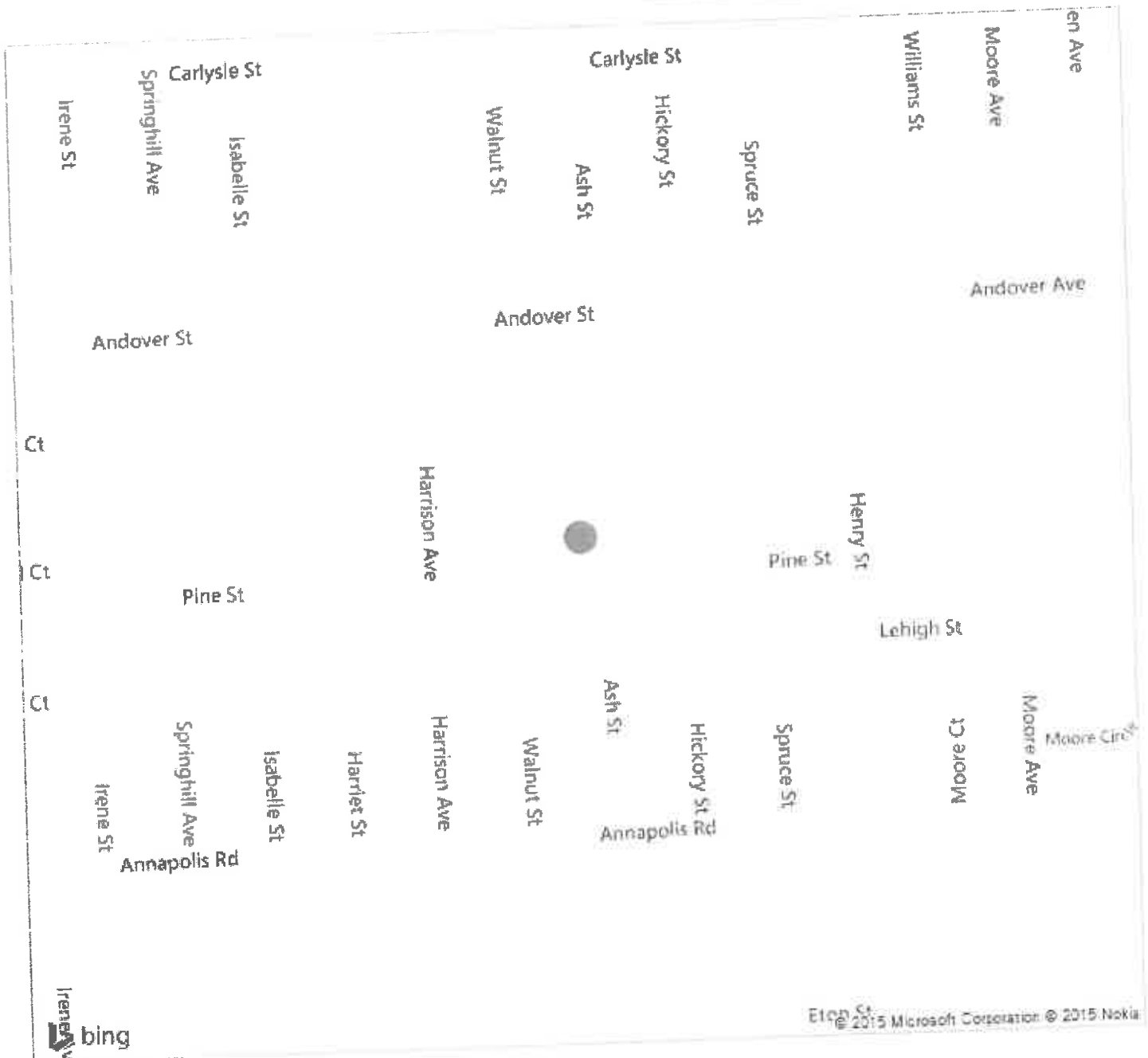
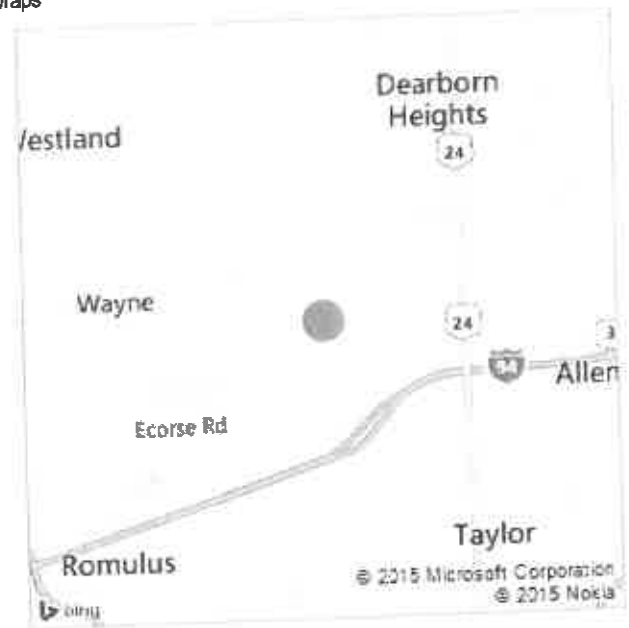


4158 Ash St, Inkster, MI 48141

My Notes



On the go? Use m.bing.com to find maps, directions, businesses, and more



4158 Ash St
4158 Ash St, Inkster, MI 48141



REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: May 7, 2015

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

Date for Council Consideration: May 18, 2015

ACTION REQUESTED: Council to hold a public hearing and consider denial of a rezoning request (15-01 Z) from a B-2 thoroughfare Mixed Use to B-3 General Business District for the operation of a Used Car Dealership at 3952 Beech Daly as recommended by the Planning Commission. Zehrab Abdul Sater is the applicant.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # ☐ No ☐ N/A ☒

Treasurer's Approval *ADS*

BACKGROUND INFORMATION

On Monday, February 9, 2015, the Inkster Planning Commission conducted a public hearing, as required, for the consideration of a Rezoning Request (15-01 Z) from a B-2 Thoroughfare Mixed Use to B-3 General Business District for the operation of a Used Car Dealership at 3952 Beech Daly. The applicant is Zehrab Abdul Sater.

This request was tabled until March 23, 2015 in order for the applicant to research information to support a case for the continuation of a non-conforming use for the used car dealership. See attached review letters, maps and meeting minutes.

On Monday, March 23, 2015, the applicant presented information regarding the site being used for auto repair in the past (see attached). The Planning Commission reviewed the information and after discussion, denied the rezoning request (minutes are attached).

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna planning letter dated January 16, 2015, the proposed rezoning is counter to the Master Plan and there are other sites in the City that can be used for B-3 activities.

PROJECT OR IMPROVEMENT TASKS

Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.

COSTS

All costs are incurred by the petitioner and must be paid in full prior to final approval.

PROJECT TIME TABLE

N/A

RESOLUTION

Resolved by _____ Seconded by _____
that the City of Inkster Council hereby denies a rezoning request (15-01 Z) from a B-2
thoroughfare Mixed Use to B-3 General Business District for the operation of a Used
Car Dealership at 3952 Beech Daly per the recommendation of the Planning
Commission.

Yes:

No:

Absent:

January 16, 2015

City of Inkster Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Attention: Ms. Jeannie Fields, Community Development Manager
Subject: Case # 15-01: Rezoning to Permit a Used Car Dealership and Repair Facility
Location: 3952 Beech Daly Road, Parcel # 44-024-01-0016-000
Zoning: B-2 Thoroughfare Mixed-Use District to B-3 General Business District
Applicant(s): Zehrab Abdul Sater

Dear Ms. Fields:

At your request, we have reviewed the above rezoning application submitted by Zehrab Abdul Sater to rezone the property for a used car dealership and minor automotive repair facility on a site located at the northwest corner of S. Beech Daly Road and Andover St., south of Dartmouth Ave.

BACKGROUND

The site has frontage on Beech Daly of 156 ft., a land area of 0.59 acres, and is zoned B-2, Thoroughfare Mixed-Use District. The Master Plan designates the future land use as Neighborhood Commercial. The site is accessed from Beech Daly, which is a corridor zoned for B-2 Thoroughfare Mixed Use. The site and is currently vacant. The applicant indicated that the site was once used as a car dealership and repair facility, however, most recently it was used as offices for a construction company, Del Con. Inc., consistent with permitted uses in the B-2 District.

The site contains a single story commercial building with three garage bays. The character of Beech Daly is a mix of commercial and residential uses. The site is bordered to the north, west and south by residential uses. Dearborn Heights is to the east across Beech Daly. The site to the east is vacant and to the southeast are two commercial buildings of similar size and character.

SUMMARY OF EXISTING LAND USE, ZONING, AND FUTURE LAND USE

The following chart provides information of current land use, zoning, and future land use.

	Existing Land Uses	Current Zoning	Future Land Use Designation
Site	Commercial (Vacant)	B-2, Thoroughfare Mixed Use District	Neighborhood Commercial
North	Residential	B-2, Thoroughfare Mixed Use District	Neighborhood Commercial
South	Residential	B-2, Thoroughfare Mixed Use District	Neighborhood Commercial
East	Vacant/Commercial	C-3, Commercial	General Commercial (Dearborn Heights)
West	Residential	R-1B, One Family Residential District	Low Density Residential

REVIEW CONSIDERATIONS

The following items are pertinent to the consideration of the proposed rezoning:

1. Current Permitted Uses in B-2.

The intent of the B-2 Thoroughfare Mixed-Use District is to provide locations for a mixed use environment of business and higher density residential uses and also to balance both the convenience and comparison shopping needs of neighboring residents.

Representative principal uses permitted in B-2 include: retail establishments, private clubs, restaurants, banks, professional offices, public buildings, design studios, beauty shops, townhomes, multifamily dwellings, and mortuaries.

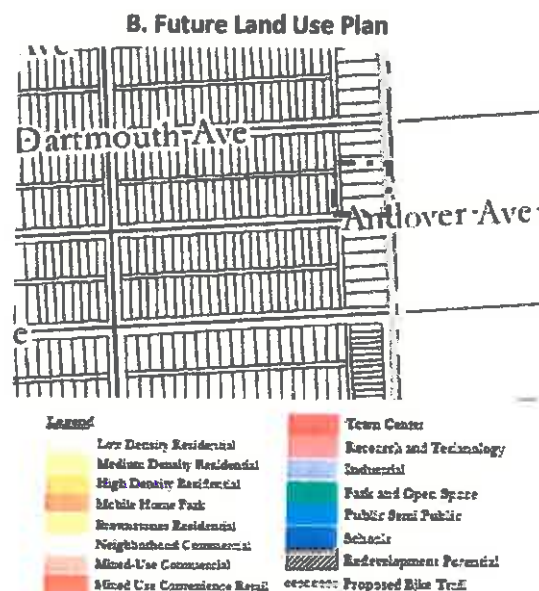
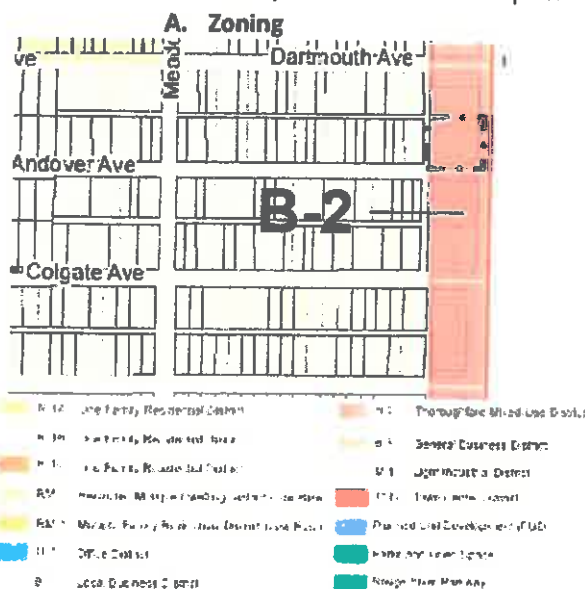
Representative uses permitted subject to special conditions in B-2 include: bowling alleys, public utilities, automobile services stations (when developed as a part of a shopping center), senior housing, drive-through restaurants, mixed use business and residential buildings, theaters, and tattoo parlors.

2. Requested Permitted Uses in B-3.

The intent of the B-3 General Business District is to provide locations for development of businesses which cater primarily to the comparison shopping needs of the City's and surrounding communities' residents on an intermittent, semi-monthly, or greater basis.

Representative principal uses permitted in B-3 include: retail establishments, mortuaries, bus stations, indoor vehicle sales, standard restaurants, bowling alleys, reproduction centers, veterinary services, and utilities.

Representative uses permitted subject to special conditions in B-3 include: adult oriented businesses; bar or establishment for the sale of beer or intoxicating liquor for consumption on the premises; motels, inns and travel lodges; secondhand stores; vehicle wash establishments; outdoor vehicle sale; auto service stations; and minor vehicle repair.



3. Consistency with the Master Plan.

As shown in the Future Land Use Map above (see map B), the site is planned for Neighborhood Commercial as are the sites to the north and south. Immediately west of the site is planned for Low Density Residential. Neighborhood Commercial is intended to provide retail commercial services to the adjacent neighborhoods and the local community within a one mile radius.

The rezoning of the site to B-3 is not be consistent with the Inkster Master Plan. The use would alter the essential neighborhood commercial character of the area and potentially adversely affect the less intense planned development pattern of neighboring sites.

We find that this request is not consistent with the Master Plan's vision to enhance the neighborhood mixed-use character of Beech Daly and provide for neighborhood commercial services along beech Daly.

4. Market Trends and Demand.

The site is currently vacant, but has been used historically for offices, which is permitted in the B-2 district. The applicants attorney, in a letter dated January 8, 2015, stated that the buildings has historically been used as a vehicle repair facility and that vacant buildings add blight to the community. The applicant has not however, stated if other alternatives businesses that are permitted in the district have been pursued. Further, there are many sites in the City that have been planned for Mixed Use Convenience retail and zoned B-3 that can be used for car dealerships and automotive repair.

We find that the City has 176.6 acres of land planned for Mixed Use Convenience retail and many sites zoned B-3 that can accommodate B-3 uses.

5. Physical, Geological, and Environmental Factors.

West of the site is R-1-B, a low-density residential district. Additionally, properties to the north and south of the site are residential uses in the B-2 District. The intent of the B-2 Thoroughfare Mixed Use District is to support uses that are compatible with residential uses, including higher density residential uses. This sites proximity to residential uses and size, of .59 acres, makes it unsuited to the intensity of uses permitted in the B-3 District.

RECOMMENDATION

The information in this review demonstrates that the proposed rezoning of 3952 Beech Daly – Parcel # 44-024-01-0016-000 – from B-2 to B-3 is not consistent with the Master Plan and is not appropriate. Based on the following two findings, we recommend the Planning Commission recommend City Council deny the rezoning of 3952 Beech Daly from B-2 to B-3.

1. The proposed rezoning is counter to the Master Plan.
2. There are other sites in the City that can be used for B-3 activities.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us.

Respectfully,

McKENNA ASSOCIATES



Paul Lippens
Principal Planner

cc. David Jones, City Attorney
Richard Marsh, City Manager



PLANNING COMMISSION
PETITION FOR REZONING

Filing Fee

Case # 15-01 (Z)

\$550.00 + \$300⁰⁰ PUBLIC HEARING

Date Filed 1.8.15

TO THE INKSTER CITY PLANNING COMMISSION:

The undersigned respectfully petition(s) Planning Commission to amend the Inkster Code of Ordinance, Section 155.032—Zoning Map, as amended and change the zoning map as hereinafter requested, and in support of this petition, the following facts are shown:

PROPERTY IDENTIFICATION

Property ID#: 44-024-01-0016-000 Legal Description (please provide exact legal description): Lots 16, 17 and 18 according to the plat thereof in Liber 33 of plats pag 58 City of Inkster, Wayne County, MI.
(If more than one property, attach additional sheets as needed).

Street Address: 3952 Beech Daly Inkster MI 48141
The property is located on the east side of Anderson Street, between Darlington Street and Anderson Street. It has frontage of 156 feet, a depth of 165 feet, and comprises .589 acres.

Property owner: Zehmal Abdul Sater
Address: 4940 Park St Dearborn Heights MI Telephone #: 313 629 5284
(Proof of ownership must be attached)

NATURE OF PETITION

Current Zoning: R-2 Requested Zoning: R-3 Proposed Use: USED FOR SEALERSHIP

Please provide a diagram or drawing indicating the property to be rezoned.

AFFADAVIT OF PETITIONER

STATE OF MICHIGAN }
COUNTY OF WAYNE } ss

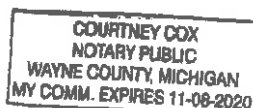
The undersigned Petitioner, being duly sworn, deposes and says that the statements and information herewith submitted are true and correct to the best of his/her knowledge, information, and belief; further, that she/he is authorized to submit this petition.

Printed Name of Petitioner Zehmal Abdul Sater
Signature of Petitioner _____
Interest in Property 3952 Beech Daly Inkster MI 48141
Firm _____ Address _____
Phone 313 629 5284

Subscribed and sworn to before me this 10 day of January, 2015

Courtney Cox
Notary Public, Wayne County, Michigan

My Commission Expires: 11/08/2020



RONALD D. FRENCH
ATTORNEY AND COUNSELOR AT LAW



4073 WEST JEFFERSON AVENUE, ECORSE, MICHIGAN 48229
TEL: (313) 389-0000 • FAX: (313) 388-0154

January 08, 2015

City of Inkster
Planning Division
26215 Trowbridge
Inkster, MI 48141

Re: Application to Amend the Zoning Ordinance
3952 Beech Daly

1. The proposed amendment on the property located at 3952 Beech Daly is necessary because it is our understanding that this property initially could have been used as a used car dealership and repair facility under Section 155.047(D) of the Inkster Zoning Ordinance. Moreover, this property was purchased with that in mind. Now the zoning is different, which does not allow the dealership/repair facility to operate there.

 This facility and building was once used as a dealership and repair facility. There is a lot with proper parking, a repair facility with everything that is needed to operate a repair shop as well. Finally, this is a commercial property.

2. Allowing this zoning change would better conform to a commercial zoning for a car dealership and repair facility. As mentioned originally, that is exactly what the property was used for.

3. If this amendment is not allowed then there may be an empty building of which the City's service requirement would probably increase in terms of blight, public safety responses, and the like. If the amendment is allowed, then there would be a thriving tax-paying business which would provide affordable vehicles and a local repair facility for residents. The repair facility would provide a great affordable service to repair vehicles in the area reducing abandoned non-running vehicles on the streets, thus reducing City services on ordinance and towing issues and blight.

4. The amendment would serve the interest of the public as a whole because, as mentioned, this building (if amendment is allowed) would be an occupied functioning, tax-paying business. Blight from an unoccupied building is a public safety issue and this would help the community if allowed. Finally, allowing this amendment could produce the following positive results:

- a. reduce blight of empty buildings;
- b. help reduce abandoned vehicles through affordable repairs;
- c. help increase tax revenue;
- d. offer affordable vehicles for the community; and
- e. add a new business to the community

Sincerely,

Ronald D. French

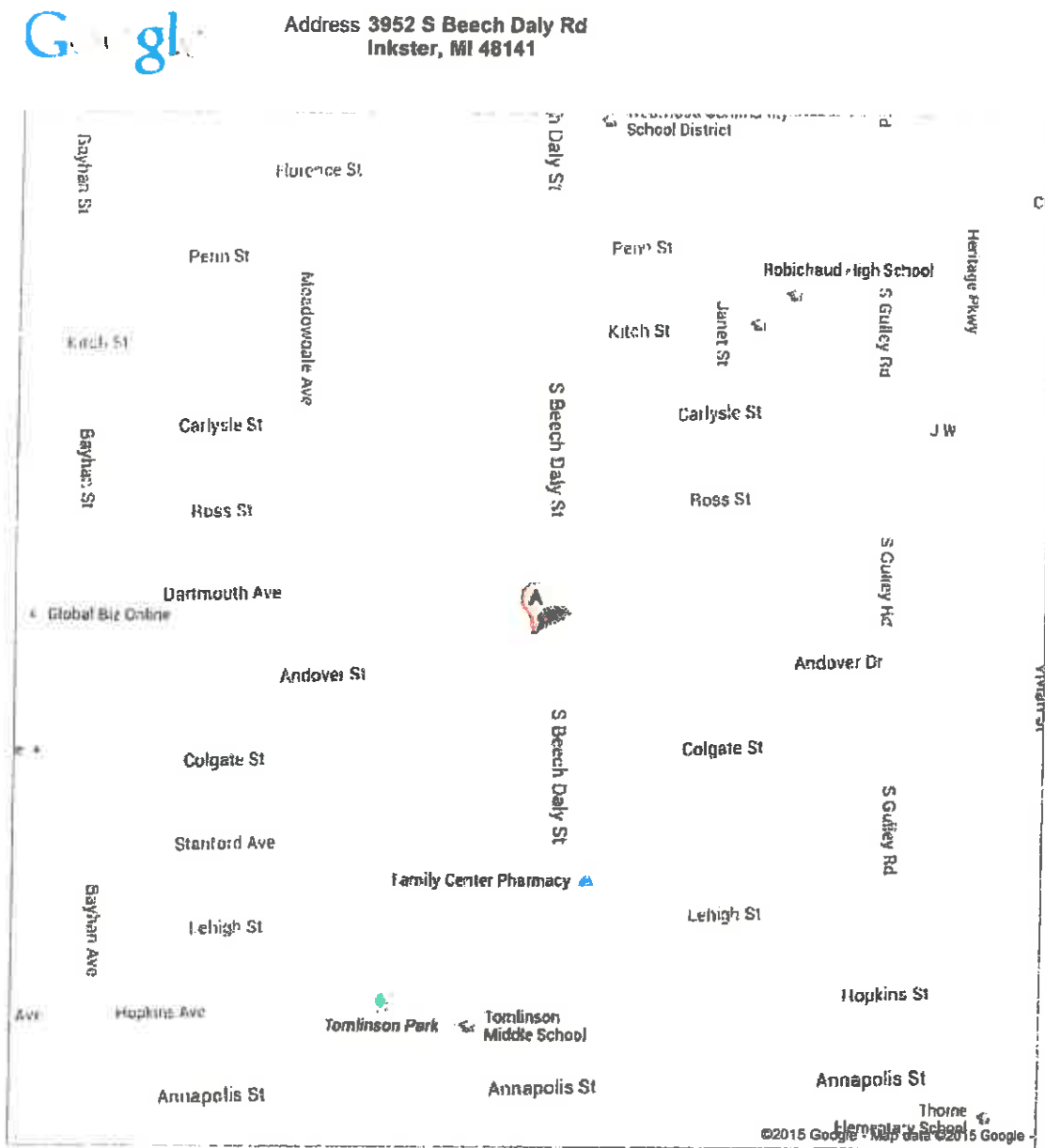
A handwritten signature in black ink, appearing to be 'Ronald D. French', written over a circular stamp or seal.

Ronald D. French P.C.



To see all the details that are visible on the screen, use the "Print" link next to the map.





ZONING MAP City of Inkster, Michigan

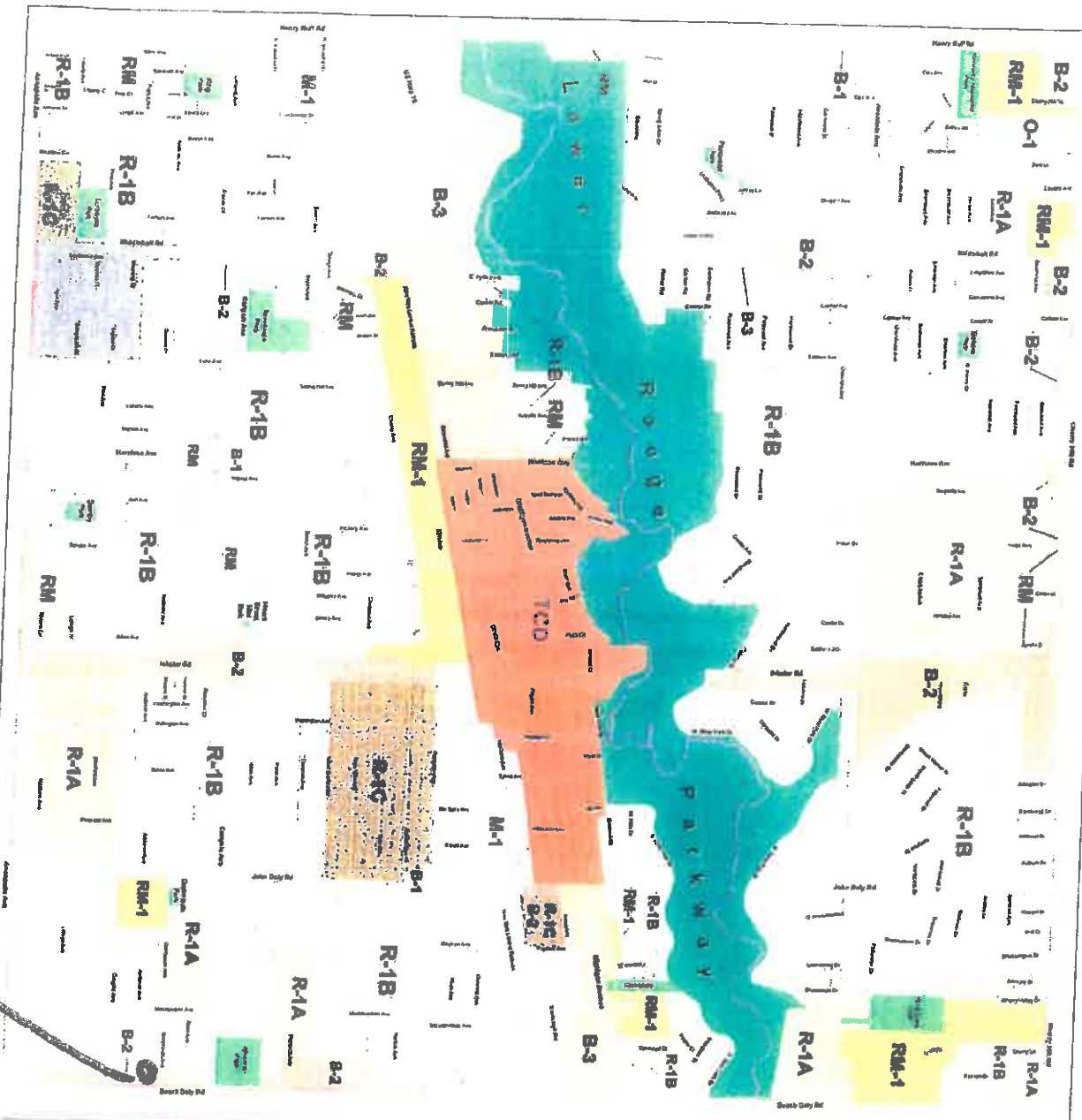
Districts

R-1A	One Family Residential District
R-1B	One Family Residential District
R-1C	One Family Residential District
RM	Restricted Multiple Dwelling District (Low Rise)
RM-1	Multiple Family Residential District (Low Rise)
O-1	Office District
B-1	Local Business District
B-2	Thoroughfare Mixed-Use District
B-3	General Business District
M-1	Light Industrial District
TCD	Town Center District
	Planned Unit Development (PUD)
	Parks and Open Space
	Rouge River Parkway

2015 Zoning Map
City of Inkster, Michigan
City Engineer
Jill K. Smith



CITY OF INKSTER
INKSTER, MICHIGAN
WADE TRIM
3000 Boulevard Road, Troy, MI 48068
313.947.2700



3952 BEECH DALE

Jeannie Fields

From: Paul Lippens [PLippens@mcka.com]
Sent: Tuesday, February 24, 2015 4:26 PM
To: Jeannie Fields
Subject: RE: Info for 3952 Beech Daly

Hi Jeannie,

So, we know historically the site was historically used as an auto repair facility. These minutes confirm this to be true. What we don't know is if this use was discontinued or if the building was vacant for a time period longer than six months prior to its sale.

What this means is that in order to be considered as a continuation of a non-conforming use 1) the applicant would have to open a repair facility, not a used-car dealership, and 2) the applicant would need to document that that property was actively used as a repair facility for 6 months prior to his purchasing the property; this could be documented by a notarized letter from the previous owner.

Two more options:

- 1) The applicant could request a meeting with the City to discuss his options for developing the site prior to returning the case to Planning Commission consideration.
- 2) The applicant could offer conditions to his rezoning request. The State of Michigan permits land owners to offer conditions with rezoning requests. Conditional Rezoning procedures are governed by the Michigan Zoning Enabling Act 110 of 2006, Section 125.3405.
 - a. If this option is pursued the City should charge a conditional rezoning fee and request a new application be filed.

The best advice for the applicant is to encourage him to put the property to a productive use consistent with the B-2 Zoning District.

Please let me know if you have additional questions,

Best,

-Paul

McKenna
ASSOCIATES

M. Paul Lippens, AICP
Principal Planner
t: 248.596.0920 | 888.226.4326
f: 248.596.0930 | plippens@mcka.com
www.mcka.com

From: Jeannie Fields [mailto:jfields@cityofinkster.com]
Sent: Tuesday, February 24, 2015 3:50 PM
To: Paul Lippens

3/18/2015

BOARD OF APPEALS

M I N U T E S

The regular meeting of the Board of Zoning Appeals was held on Thursday, April 2, 1981, in the Meeting/Lounge Room, Inkster Recreation Complex, 2025 Middlebelt Road, Inkster, Michigan 48141.

- I. Quorum was declared and the meeting called to order at 7:02 p.m., by the Chairman Jacob Blanchette.
- II. PRESENT: Berry, Blanchette, Ledford, Lyons, O'Brien and Williams.
ABSENT: Sponhour.
OTHERS IN ATTENDANCE: Vern E. Laney, Planning & Building
Inspection Department Director
- III. APPROVAL AND/OR CORRECTION OF MINUTES OF PREVIOUS MEETING:
MOTION by Boardmember Berry, supported by Boardmember O'Brien, that minutes of the February 19, 1981, meeting be approved as presented.
AYES: All Present.
MOTION CARRIED/UNANIMOUS.
- IV. OLD BUSINESS
None.
- V. NEW BUSINESS

A. BZA CASE NO. 81-6

APPLICANT: Walter J. Galazen, 4022 Beech Daly, Inkster, Michigan 48141
PROPERTY DESCRIPTION: Lots 16, 17, and 18, FRANK H. FELLRATH'S SUBDIVISION
PROPERTY ADDRESS: 3952 Beech Daly
APPEAL: Extension of a nonconforming use to expand the existing commercial operation.

Planning & Building Inspection Department Director's recommendation was read and is attached.

Mr. Galazen was present and explained that should his request be granted his intentions were to enlarge and remodel the existing building to accommodate an expanded operation. He felt that he had sufficient room for parking.

ACTION:

MOTION by Boardmember O'Brien, supported by Boardmember Berry, that appeal for BZA Case NO. 81-6, be granted.

AYES: All Present.

MOTION CARRIED/UNANIMOUS.

B. BZA CASE NO. 81-7

APPLICANT: Howard Gabbert, 2214 Inkster Road, Inkster, Michigan

PROPERTY DESCRIPTION: Lot 323a1, ASSESSOR'S INKSTER PLAT #8

PROPERTY ADDRESS: 29245 Michigan Avenue

APPEAL: Extension of a nonconforming use for a party store operation.

Planning & Building Inspection Department Director's recommendation was read and is attached.

Mr. Gabbert was present and explained that should his request be granted his intentions were to convert the existing gasoline service station building into a party store. This facility would then be used to accommodate the party store immediately to the east.

ACTION:

MOTION by Boardmember Berry, supported by Boardmember O'Brien, that appeal for BZA Case No. 81-7, be granted.

AYES: All Present.

MOTION CARRIED/UNANIMOUS.

VI. MISCELLANEOUS

A. ENERGY PRESENTATION

Boardmembers agreed to re-schedule Ms. Hanson's energy presentation at a more convenient time.

B. PER DIEM INCREASE

Mr. Laney advised Boardmembers that the City Council at its March 2, 1981, meeting approved a per diem increase to \$10.00.

VII. ADJOURNMENT

MOTION by Boardmember O'Brien, supported by Boardmember Berry, that the meeting be adjourned at 8:14 p.m.

AYES: All Present.

James J. O'Brien, Secretary


Vern E. Laney, Director
Planning & Building Inspection Dept.

INTER-OFFICE MEMORANDUM
CITY OF INKSTER, MICHIGAN

TO: Board of Zoning Appeals

DATE: April 2, 1981

FROM: Vern E. Laney, Director 
Planning/Building Inspection Department

SUBJECT: BZA CASE NO. 81-6/APPEAL BY WALTER J. GALAZEN FOR EXTENSION OF NONCONFORMING USE TO ENLARGE THE EXISTING BUILDING TO ACCOMMODATE EXPANDED AUTO ELECTRIC PARTS REPAIR OPERATION AT 3952 BEACH DALY ROAD.

At the time this auto electric parts repair use was established it was permitted and as a result of zoning it became nonconforming. The Petitioner is now asking for an extension of this nonconforming status to enlarge the existing building to accommodate an expanded operation.

The more recent Comprehensive Development Plan, 2000 designates this property as low density multiple family residential, which would not accommodate this type of use. The existing RM Restricted, Multiple Dwelling District zoning also would not permit this use.

Should the Board want to grant relief to Mr. Galazen this approach would be more desirable from a land use planning standpoint than spot zoning this property to B-3 General Business District.

CITY OF INKSTER

ON-SITE INSPECTION REPORT

DATE 1-28-1993

DATE OF INSPECTION 1-28-1993

ADDRESS 3952 Beck Daly

PHONE _____

BUILDING OK 1-28-1993

William Marshall

BUILDING DIVISION HAS RECOMMENDED
THAT THIS BUSINESS RECEIVE AN
AWARD FOR THE EXCELLENCE OF AN
EXISTING STRUCTURE MAINTAIN
TO STANDARDS THAT ARE OUTSTANDING
FOR THIS SUBDIVISION

1-28-1993

William Marshall
BUILDING OFFICIAL

CERTIFYING OF SHAL PAINT BOOTH
IN NORTH REAR AREA OF SHOP

CODE: 111

55

LOT	LEGAL DESCRIPTION	
16	FRANK H. FELIX'S SUB.	ADDN 59 July 58

[illegible]

**CITY OF INKSTER
PLANNING COMMISSION (PC)
MINUTES**

An Annual Meeting was held on **Monday, February 9, 2015**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:08 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten, Secretary Thomas and Commissioners Davis, Walton, Hampton

Absent: Commissioners Garrett, Hendricks and Wells

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna & Associates, Planning Consultant
Hussein Mzannar, Applicant – 30000 Michigan
Z. Sater, Applicant – 3952 Beech Daly
M. Darwich, Applicant's Architect – 3952 Beech Daly
Ron French, Applicant's Attorney – 3952 Beech Daly

Public in attendance: Timothy Williams, Councilman, Rochelle Wells - Resident, Joe Manuel – My Realty Select, Akindele Akinyem - NABA

II. ADOPTION OF AGENDA

MOVED by Hampton, Seconded by Wooten to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF NOVEMBER 10, 2014

MOVED by Hampton, Seconded by Thomas to adopt the Minutes of November 10, 2014. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case# 14-06 (Z) – 26091 Trowbridge
Public Hearing to receive public input and review a rezoning request from a B-3 General Business District to M-1 Light Industrial for a parking lot for employees and clients. Najah Bazy is the applicant.

MOVED by Hampton, Seconded by Thomas to open the public hearing. **MOTION CARRIED unanimously.**

Overview was given by Paul Lippens and he recommended approval. Questions were posed by the Commissioners and they were addressed.

MOVED by Hampton, Seconded by Davis to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Wooten, Seconded by Thomas to talk to the applicant about other options for the site. **MOTION CARRIED unanimously.**

The applicant was not in attendance due to a conflict in her schedule. Staff will reach out to the applicant.

- B. Case#14- 10 (Z) – 30000 Michigan Avenue
Public Hearing to receive public input and review a rezoning request from a B-3 General Business District to M-1 Light Industrial for a salvage yard. Hussein Mzanner is the Applicant.

MOVED by Wooten, Seconded by Hampton to open the public hearing. **MOTION CARRIED unanimously.**

Paul gave overview and permitted uses within the B-3 District. This use is not consistent with Master Plan for the site. Additionally, other areas are currently available in the M-1 District to accommodate this use. He does not recommend approval of the request.

Joseph Manuel (partner in property) disputed the comments of the planner. He owns other property in the city and feels the business would benefit the city. When asked, he stated nice fencing would conceal the activity at the site and the office will be located in the front. M. Darwich added that landscaping, trees and stones would enhance the site.

It was stated that there is currently no M-1 zoning on Michigan Avenue. There are M-1 uses on Michigan that are non-conforming uses. Discussion was held regarding concerns related to a salvage yard on the site, additional uses on the site and updating of the Master Plan.

Public comments were as follows:

- Questioned a salvage yard on Michigan Avenue. There is more interested in retail businesses and something to draw people.
- No support for a salvage yard on Michigan Avenue. Inkster needs more business friendly businesses that would attract people.

MOVED by Wooten, Seconded by Thomas to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Wooten, Seconded by Thomas to deny the rezoning request due to the request being inconsistent with the Master Plan and inconsistent with zoning.

Roll call vote requested.

Wooten – yes
Thomas – yes

Davis – yes
Hampton – yes

Walton – yes
Brown – yes

MOTION CARRIED unanimously.

- C. Case# 15-01 (Z) 3952 Beech Daly

Public hearing to receive public input and review a rezoning request from a B-2 Thoroughfare Mixed Use to B-3 General Business District for Used Car Dealership and Minor Auto repair Facility. Zehrab Abdul Sater is Applicant.

MOVED by Hampton, Seconded by Wooten to open the public hearing. **MOTION CARRIED unanimously.**

An overview was given by Paul Lippens with a recommendation to deny the rezoning request.

Ron French, Attorney, spoke on behalf of the applicant. He stated that B-3 uses are near the facility and the site was a former auto and hi-lo repair facility. A proposed site plan was provided. The building has been vacant for quite some time. It was originally purchased for auto repair.

Plans for the site include:

- Clean and detail cars
- Auto car sales
- Store classic cars on the inside of building
- The house next door to the site would be removed
- No auto repair is proposed for the site

Concerns arose regarding spot zoning. It was noted that everything north and south of the site is B-2. If documentation is provided for the last use of the site and it was marketed as such for sale, the previous use may qualify as a non-conforming use.

Public Comment: The new owners of 4402 Beech Daly (residential property) are interested in a clean site. They have beautified their property and expect the same from any business.

A request was made to table further discussion so that the applicant may do research to determine if the site may be considered a non-conforming use. Paul Lippens stated that if the applicant wants to table the request for more research verses there being a denial of the request, it would be appropriate. Length of vacancy and marketing efforts research would be acceptable. He will work with the applicant to come back to the planning commission.

MOVED by Hampton, Seconded by Davis to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Hampton, Seconded by Davis to table Case #15-01 (Z) to the Planning Commission Meeting scheduled on March 23, 2015. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

A. Adoption of 2014 Attendance and Activity Reports

MOVED by Davis, Seconded by Wooten to adopt the 2014 Attendance and Activity Reports. **MOTION CARRIED unanimously.**

B. Adoption of 2015 Annual Meeting Calendar

MOVED by Wooten, Seconded by Thomas to adopt the 2015 Annual Meeting Calendar. **MOTION CARRIED unanimously.**

C. Election of Officers – Chair/Vice/Secretary

MOVED by Wooten, Seconded by Thomas to nominate Sam Brown for Chairperson. Nomination accepted. **MOTION CARRIED unanimously.**

MOVED by Davis, Seconded by Brown to nominate Richard Wooten for Vice Chairperson. Nomination accepted. **MOTION CARRIED unanimously.**

MOVED by Thomas, Seconded by Davis to nominate April Walton for Secretary. Nomination accepted. **MOTION CARRIED unanimously.**

D. Other

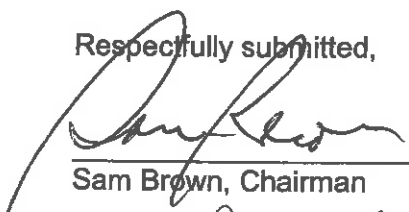
1) Hampton raised the question as to what role can the Planning Commission have on Economic Development beyond site plans and special conditions use approval to advocate change in the community. Suggestions were made as follows:

- Discussion on topics at meetings which result in resolutions that could direct council.
- Review and update of the Master Plan. Site specific suggestions for the Master Plan included:
 - Look at an alternative to the DDA for the tax capture
 - Look at Carlisle/Middlebelt development
 - Look at the potential for more residential on Inkster Road
 - Look at the four (4) schools being demolished and incorporate them into the Master Plan.
- Recommendations on rezoning of districts by looking at the Master Plan and Zoning Code.
- Look at economic development in the current economic climate. This is a great opportunity to address policy issues within the city.
- Look at development strategies to give to council for redevelopment in the city for business and residential. The planning commission should be more of an advocate.

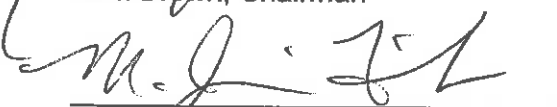
VIII. ADJOURNMENT – 8:27 p.m.

MOVED by Thomas, Seconded by Wooten to adjourn the Planning Commission meeting held on Monday, February 9, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,



Sam Brown, Chairman



M. Jeannie Fields
Community Development Manager

April Walton, Secretary

**CITY OF INKSTER
PLANNING COMMISSION (PC)
MINUTES**

) A regular meeting was held on **Monday, March 23, 2015**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:07 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten, and Commissioners Garrett, Hendricks and Thomas

Absent: Secretary Walton and Commissioners Davis, Hampton and Wells

Others in attendance: M. Jeannie Fields, Community Development Manager
Patrick Sloan, McKenna & Associates, Planning Consultant
Zehrab Sater, Applicant – 3952 Beech Daly
M. Darwich, Applicant's Architect – 3952 Beech Daly
Ron French, Applicant's Attorney – 3952 Beech Daly

Public in attendance: Councilman Timothy Williams and Pastor T. Hudson (Citizen)

II. ADOPTION OF AGENDA

MOVED by Wooten, Seconded by Hendricks to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF FEBRUARY 9, 2015 and MARCH 9, 2015

MOVED by Wooten, Seconded by Hendricks to adopt the minutes of February 9, 2015 and March 9, 2015 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

None.

V. OLD BUSINESS

- A. Case # 15-01 (Z) – 3952 Beech Daly**
Rezoning request from a B-2 Thoroughfare Mixed Use to B-3 General Business District for Used Car Dealership. Zehrab Abdul Sater is the applicant.

Overview of case was presented by Patrick Sloan in the absence of Paul Lippens. As stated in the original planning review letter, the rezoning is inconsistent with the Master Plan. There are other areas of the city that can accommodate the proposed use. McKenna Associates recommended denial of the request.

Per the request of the Commissioners at the meeting held February 23, 2015, the applicant provided information that the site had been used previously as a auto repair facility. As a result, the district was believed to be a B-3 district in the past. The applicant has plans to clean up the building and make it a small used car dealership. The attorney brought a copy of the letter that was sent to the

applicant previously which stated that the car dealership was permitted as a special conditions use. The case was directed to the ZBA where it was denied. The applicant filed in circuit court but missed the court date due to him not receiving notice. The building has not been vacant (high/low repair facility) but recently became vacant last month. The building was being rented. A request was made for the Commission to table the vote while the applicant went back to the court to revisit the case.

Patrick Sloan gave an overview of the letter received by the applicant in Sept 2013 regarding the special conditions use and a second letter February 2014 stating the activity was not permitted as a special conditions use.

The information submitted by the applicant does not support the continuance of a non-conforming use for auto sales.

MOVED by Thomas, Seconded by Hendricks to deny the request for the rezoning in accordance with the recommendation provided by McKenna Associates. **MOTION CARRIED unanimously.**

- B. Case # 14-10 (Z) – 30000 Michigan Ave
Rezoning request from a B-3 General Business District to M-1 Light Industrial for a salvage yard. Hussein Mzannar is the applicant.

The applicant withdrew his request and the case will not go to City Council for review.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

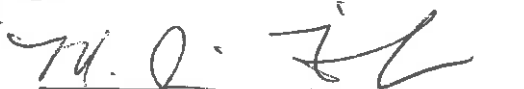
VIII. ADJOURNMENT – 6:50 p.m.

MOVED by Wooten, Seconded by Garrett to adjourn the Planning Commission meeting held on Monday, March 23, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,


Sam Brown, Chairman

April Walton, Secretary


M. Jeannie Fields
Community Development Manager

REQUEST FOR COUNCIL ACTION

To: Richard Marsh - City Manager

Date: 5-7-2015

From: Fire Chief John D. Adams

Date for Council Consideration: 5-18-2015

ACTION REQUESTED: Recommend approval for the City Manager to place an RFP for the purpose of contracting an IT professional to evaluate our current system and make recommendations to upgrade and maintain our technology.

Current Action _____ Emergency _____ Future _____

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

Treasurer's Approval ADS

BACKGROUND INFORMATION

The City of Inkster has had a system that has been put into place in 2009. The system has components that are no longer being manufactured and technology that needs to be protected from spam and other harmful activities that could disable our network and data theft.

SCOPE OF SERVICES

1. The selected vendor shall complete within the first 120 days a complete system and technical operational assessment that shall include but not be limited to:
 - a. Key operational application health and performance
 - b. Network health, design, performance, and risk identification
 - c. Inventory IT assets including collection of hardware and software configuration
 - d. Assess phone system design and key operational metrics and statistics
2. The selected vendor shall, upon completing and the City's acceptance of the technical operational assessment prepare and present within 120 days a 5 year technical strategic plan.
3. The selected vendor shall provide operational technical support for all city owned technical assets. Support shall be provided in accordance with the following service level agreement table and definitions. The selected vendor shall provide an online helpdesk application for triage, tracking, and reporting of SLA compliance.
 - a. Critical
 - a. 24x7
 - b. 2 hour response time
 - c. Mission critical application or hardware platform is completely inoperable or degraded such that the hardware, application, or business process cannot be completed. The outage must impact multiple departments or materially impact the delivery of public safety services.

- b. High
 - d. 24x7
 - e. 4 hour response
 - f. A Mission critical application or hardware platform is completely inoperable or degraded such that the hardware, application, or business process cannot be completed. The outage must impact multiple departments or severely impact the delivery of resident services.
- c. Medium
 - g. Normal business hours
 - h. 5 hour response
 - i. A key application or hardware platform is unstable or operationally degraded such that one or more departments and business process(es) is negatively impacted. Service delivery to the resident is either delayed or a work around must be employed to complete the business process.
- d. Normal
 - j. Normal business hours
 - k. 5 hour response time
 - l. An application or hardware platform, or technology supported business process is degraded. A work around exists or can be developed within the routine course of business to complete the work process or the process can be completed at a later time with little or no operational or service delivery impact.
- e. Low
 - m. Normal Business hours
 - n. 1 business day response time
 - o. A minor error or operational impact exists. The business process and service delivery impact is negligible.
- f. Project
 - p. Normal business hours
 - q. 1 business day response time
 - r. Any request that requires the redesign or upgrade of an existing system or the evaluation and/or implementation of a new system, hardware platform, or service.

Qualifications of IT consultant:

1. Minimum 18 years professional level information technology experience
2. Minimum 4 years of experience with HIPAA data, applications, and compliance
3. Minimum 5 years professional level municipal information technology experience
4. Candidates must have demonstrated experience in:
 - a. Microsoft client server architecture design and administration
 - b. Microsoft Active Directory design and administration
 - c. Cisco IP network design and administration
 - d. Security and perimeter solutions design and administration
 - e. E-Mail design and administration
5. Proven grant writing and administration experience
6. Minimum of 10 years proven technical project management
7. Proven experience with CJIS systems including but not limited to CLEMIS and in-car video technology
8. Pass CJIS criminal background check
9. Proven proficiency in Image-trend applications and solutions

JUSTIFICATION

The city is always looking for an opportunity to increase production while reducing cost. When we evaluated our current technology and its age, we realize that the city as a whole is in a very vulnerable position. To correct that issue we are seeking to give other qualified IT practitioners the opportunity to evaluate our system and make recommendations to improve our overall operation.

PROJECT OR IMPROVEMENT TASKS

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. Develop a plan to address the City's current debt and legacy costs
2. Improve and promote the image of Inkster

COSTS

The cost for this will be in the form of a recommendation to council after the request for proposals have been evaluated by our leadership team and the city manager will bring before council for approval.

PROJECT TIME TABLE

We will place the RFP out with a deadline for proposals to be received by June 4th, 2015. The leadership team can evaluate the applicants and do the due diligence necessary to make a qualified recommendation for council action on the 2nd council meeting in June.

If the current IT consultant is not the recommendation from management he will be given his 30 day notice after council approves the request for action on June 15, 2015. The new IT consultant will be given the opportunity to have access to our system and its current security codes.

RESOLUTION

Authorization is hereby given to

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Richard Marsh - City Manager

Date: 5-7-2015

From: Fire Chief John D. Adams

Date for Council Consideration: 5-18-2015

ACTION REQUESTED: Recommend approval to place an RFP for the purpose of contracting a professional firm to do the repairs to our damaged hydrants under the recent grant we received.

Current Action _____ Emergency _____ Future _____

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

Treasurer's Approval _____

BACKGROUND INFORMATION

The City of Inkster has received an infrastructure grant in the amount of \$150,000.00 and due to the current workload of our existing staff we will need to contract a third party to do those repairs.

SCOPE OF SERVICES

The RFP for this request will have the specifications to repair and or replace the damaged hydrants as identified by the Fire Chief. The Fire Chief will manage, direct and coordinate the activity of that select contractor.

JUSTIFICATION

The city has an aging water system and hydrants that are in need of repair. The awarded grant will assist in upgrading our water system and help to maintain our ISO rating for our city.

PROJECT OR IMPROVEMENT TASKS

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. Develop a plan to address the City's current debt and legacy costs
2. Improve and promote the image of Inkster

COSTS

The cost for this will be reimbursed 100% by this state funded grant.

PROJECT TIME TABLE

We will place the RFP out with a deadline for proposals to be received by June 4th, 2015. The leadership team can evaluate the applicants and do the due diligence necessary to make a qualified recommendation for council action on the 2nd council meeting in June.

RESOLUTION

Authorization is hereby given to

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Rich March, City Manager

Date: May 14, 2015

From: Mark Stuhldreher, Treasurer

Date for Council's Consideration: May 18, 2015

ACTION REQUESTED: City Council Adoption of the FY 2015/2016 General and Special Appropriation Acts

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Treasurer's Approval MDS

BACKGROUND:

The Charter of the City of Inkster requires that the budget for the next fiscal year be adopted no later than the second regular monthly meeting in May. The City has properly posted and held a public hearing for the budget. At least three study sessions were held with members of council. This final recommended budget, based on input from the study sessions differs from the original recommendation as describe below.

General Fund

- Added \$5,000 to the City Council salary account to provide funding in the event council elects to provide city resources in support of certain special events as referenced in the Special Events Policy. This is a "holding" place as it is anticipated the funds would be transferred to the specific area responsible for the event support (e.g. police or public works dept)
- Restored \$30,000 in support of the Government Consultant Services, Inc contract
- Added \$10,000 to the City Clerk temporary personnel salary account in support of election activities
- Removed \$10,000 from the City Clerk Professional/Contractual account to provide funding for bullet point above
- Added \$8,100 in support of the annual ICMA employer contributions for active and eligible employees Retiree Health Care Savings Accounts. This item was inadvertently excluded in the original recommendation. This benefit is in place of the organization providing group health insurance at retirement for employees hired after December, 2010
- Removed the \$300 transfer to DDA as this subsidy is not required

The effect of these changes is that the estimated FY 2016 ending fund balance is \$769,293 as opposed to \$812,093 as contained in the original recommended budget. This final recommended budget comports in all aspects to the City Council adopted fund balance policy.

Local Streets

- Added \$7,200 to the road maintenance supply account. The original recommended budget inadvertently contained only \$800 and the intent was for \$8,000

Rubbish

- Added \$88,780 in revenue as a result of the annual rubbish fee moving to \$114.50. The original recommended fee was \$109.90
- Added \$86,195 to the trash hauler contract line item due to the increased number of units receiving contracted rubbish service

SCOPE OF SERVICES:

Adoption of the FY 2015/2016 Budget as attached

JUSTIFICATION:

The State of Michigan Public Act 2 of 1968 requires that the City adopt a General Appropriations Act and may adopt a Special Appropriations Act for Capital Projects Funds, Enterprise Funds and Internal Service Funds.

PROJECT IMPROVEMENTS:

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

- Develop a plan to diversity the tax base to ensure a sustainable budget
- Develop a plan to address the City's current debt and legacy costs

COSTS:

See Attached

PROJECTED TIME TABLE:

July 1, 2015 – June 30, 2016

RESOLUTION:

Authorization is hereby given to adopt the attached 2015 – 2016 General and Special Appropriation Act Resolution and Budget.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**RESOLUTION TO PASS THE
2015/16
GENERAL and SPECIAL
APPROPRIATIONS ACT**

WHEREAS: The State of Michigan Public Act 2 of 1968 The Uniform Budgeting and Accounting Act, requires the legislative body of each local unit to pass a General And Special Appropriations Resolution for all funds except trust or agency, internal service, enterprise, debt service or capital projects funds for which the legislative body may pass a special appropriations act.

WHEREAS: Chapter 8, Section 9.5 of the City Charter states that ...the Council shall by resolution, adopt a budget for the next fiscal year...

NOW THEREFORE BE IT RESOLVED the General and Special Appropriation Act is adopted for all City Departments, and the 22nd District Court including property tax millage rates as follows:

Total number of mills of ad valorem property taxes to be levied for City of Inkster fiscal year 2015/16:

	<u>Mills</u>
General Operating	17.2349
Rubbish	2.5851
Judgment Levy # 5	.0900
1996 Voter Approved CSO Debt	4.4300
2003 Voter Approved CSO Debt	<u>1.0700</u>
Total CSO Debt	5.5000
Voter Approved Local Street	5.6500
Parks & Recreation	1.9814

Total Estimated Revenues by Source and Appropriations by Department for each Fund for fiscal year 2015/16 per the attached.

BE IT FURTHER RESOLVED that the following policies are hereby established and shall apply to the financial management of the City of Inkster:

- Limitations of Expenditures - It shall be the duty of the City Manager to oversee that each department head, excluding the City Attorney and City Clerk, does not exceed the amount appropriated for his/her department except by prior specific Authority of the City Council. It shall be the duty of the City Attorney and City Clerk to see that he/she does not exceed the amount appropriated except by prior specific Authority of the City Council.
- Budget Amendments - Shall be brought to City Council for approval on a quarterly basis.
- Reporting – All budgetary reporting requirements and other relevant budget requirements as contained in the Consent Decree are hereby incorporated by reference.

Financial Management Operational Policies

- Bank accounts shall be reconciled to the general ledger within 10 days following the end of each month.
- Monthly budget to actual reports to be distributed to city council, city manager and department directors within 10 days of the end of the month.
- Cash flow projections shall be created annually for each budgeted fund following budget adoption and updated quarterly, at a minimum.
- Year end audited financial statements shall be published within five (5) months of the end of the fiscal year

Fund Balance Policies

- General Fund annual budgeted unrestricted fund balance of 10 – 15% of current year expenses shall be maintained and shall be accessed only for general fund operations. Implementation of this policy will occur over two fiscal years starting immediately following the year the existing fund deficit is eliminated.
- Tax supported Special Revenue Fund(s) and both Major and Local Street funds annual budgeted unrestricted fund balance of 5 – 10% of current year expenses shall be maintained. Implementation of this policy will occur over two fiscal years starting immediately following the year an existing fund deficit is eliminated.

Emergency Loan Repayment Policy

- Effective with the FY 2016 annual appropriation resolution, a portion of General Fund fund balance shall be formally constrained by Council to be reported as committed for the use of the Emergency Loan debt service principal payments which are due beginning March, 2022. This commitment shall be included in each subsequent annual appropriation resolution and the amount of each commitment shall be subsequently approved by Council by the 3rd budget amendment of the fiscal year for which the commitment pertains to. The amount to be added to the previous committed balance each year shall be no less than \$50,000 with

the ultimate objective of accumulating a total committed balance of at least \$300,000 by the end of fiscal year 2021, which would satisfy the following year's first principal payment. Subsequent to fiscal year 2021, the committed balance must total at least \$300,000 to satisfy the following fiscal year's debt service payment.

Water/Sewer Fund Working Capital Reserve Policy:

- Effective with FY 2016 annual appropriation resolution, a portion of the Water/Sewer fund assets shall be held in reserve to meet unexpected short term needs and mitigate future risk. Specifically, a working capital level equal to 90 days of operational expenses, one future year of debt service payments and an emergency equipment/infrastructure replacement component equal to 2% of the net book value of capital assets shall be accumulated. Based on the development of the FY 2016 budget and looking out five years, the desired working capital level would be obtained by the end of FY 2020. Further, this policy extends to all future years so that user rates and the future projection of user rates are set for each year of budget development to achieve the desired reserves and working capital by the end of the fifth year. For the purposes of this policy, working capital is defined as current assets less current liabilities. It is understood that the accumulation of working capital reserves shall be obtained through a combination of aggressive expense management, enforcement of service shut off for delinquent accounts, aggressive collection of receivables and setting of user fees.

BE IT FURTHER RESOLVED that the following water and sewer rates are hereby established for fiscal year 2016 and are effective with consumption after June 30, 2015

Water and Sewer Rates for fiscal year 2015/16 - Effective for consumption after June 30, 2015

Water & Sewer Consumption Rates

Water	\$ 4.48 per 100 cubic feet (1 unit)
Sewer	\$ 9.95 per 100 cubic feet (1 unit)
Total	\$14.43 per 100 cubic feet (1 unit)

Industrial Waste Control Charge

<u>Meter Size</u>	Per Quarter	Per Month
1/2"	\$ 23.55	\$ 7.85
5/8"	\$ 23.55	\$ 7.85

3/4"	\$ 35.34	\$ 11.78
1"	\$ 58.89	\$ 19.63
1.5"	\$129.54	\$ 43.18
2"	\$188.40	\$ 62.80
3"	\$341.49	\$113.83
4"	\$471.00	\$157.00
6"	\$706.50	\$235.50

BE IT FURTHER RESOLVED that the attached fee schedule is hereby established for fiscal year 2016

City of Inkster		
Fiscal Year Ending June 30, 2016 Budget		
Summary of Annual Revenues by Source and Appropriations by Department		
General Fund		
Revenues		
Property Taxes	\$	4,358,045
County Chargebacks		(820,000)
Delinquent Personal Property Tax		9,300
PILOT		450,000
PILOT - Contractual		80,000
State Shared Revenue		3,462,320
Other State Sources		210,970
Administrative Charges		1,095,255
Other Revenue		89,360
District Court		912,920
City Manager		331,000
City Clerk		43,700
Treasury		24,000
City Attorney		18,000
Police		266,300
Fire		596,600
Building		609,185
Public Works		65,000
Planning		73,280
Total Revenues		11,875,235
Expenditures		
City Council		80,170
District Court		685,800
Community Services		5,000
City Manager		269,350
City Clerk		199,800
IT		305,225
Treasury		654,490
Building Maintenance		721,870
City Attorney		418,000
Personnel		329,805
Police		3,239,300
Fire Administration		1,380,880
Building		456,950
Code Enforcement		650
Department of Public Works		704,000
Planning		92,905
Debt Service		3,420
Insurance		812,600
Total Expenditures		10,360,215
Other Financing Sources (uses)		
Operating transfer from other funds		-
Operating transfer to other funds		(843,085)
Total other financing sources (uses)		(843,085)
Net change in fund balance		
		671,935
Est. fund balance (deficit) June 30, 2015		97,358
Est. fund balance (deficit) June 30, 2016	\$	769,293
Fund Balance Policy Applies to Fund		
Fund Balance Range Adopted	Yes	
From Low	10.0%	
To High	15.0%	
Target in Year 1 of Fund Balance Policy (1)	5.0%	
Actual Fund Balance as Percent of Expenses	6.9%	
Fund Balance in Compliance with Target	Yes	
(1) - FY 2016 is the first year the fund balance policy will be implemented. Funds were given a total of two years to meet the range adopted by council.		

City of Inkster								
Fiscal Year Ending June 30, 2016 Budget								
Summary of Annual Revenues by Source and Appropriations by Department								
Special Revenue Funds								
	Major Streets	Local Streets	Parks	Rubbish	CDBG	PEG	Drug Forfeiture	Miscellaneous Grants
Revenues								
Property Taxes	\$ -	\$ 1,318,245	\$ 454,655	\$ 597,035	\$ -	\$ -	\$ -	\$ -
County Chargebacks	-	(254,000)	(50,000)	(140,000)	-	-	-	-
Delinquent Personal Property Tax	-	4,300	1,500	1,900	-	-	-	-
State Shared Revenue	1,044,240	458,380	-	-	-	-	-	-
Other State Sources	-	-	-	-	-	-	-	912,500
Program Income	-	-	-	-	250	-	-	-
Charges for Services	-	-	36,600	1,012,250	-	-	-	-
Other Revenue	6,500	-	8,000	-	-	104,000	-	-
Operating Grants and Contributions	-	-	2,200	-	317,400	-	-	47,000
Total Revenues	1,050,740	1,526,925	452,955	1,471,185	317,650	104,000	-	959,500
Expenditures								
Drug Forfeiture Operations-Federal	-	-	-	-	-	-	90,000	-
Streets - Engineering	6,500	-	-	-	-	-	-	-
Streets - Maintenance	162,500	198,700	-	-	-	-	-	-
Streets - Traffic	34,000	5,000	-	-	-	-	-	-
Streets - Winter	50,000	40,000	-	-	-	-	-	-
Streets - Admin and Record Keeping	104,420	45,835	-	-	-	-	-	-
Streets - Non- Motorized	-	224,500	-	-	-	-	-	-
Sanitation	-	-	-	1,462,275	-	-	-	-
Community Development	-	-	-	-	290,950	-	-	959,500
Home Program	-	-	-	-	26,700	-	-	-
Parks and Recreation	-	-	325,710	-	-	-	-	-
Senior Citizens Activities	-	-	108,000	-	-	-	-	-
Debt Service	-	1,207,060	-	-	-	-	-	-
Total Expenditures	357,420	1,721,095	453,110	1,462,275	317,650	-	90,000	959,500
Other Financing Sources (uses)								
Operating transfer from other funds	-	522,120	7,010	-	-	-	-	-
Operating transfer to other funds	(522,120)	-	-	-	-	-	-	-
Total other financing sources (uses)	(522,120)	522,120	7,010	-	-	-	-	-
Net change in fund balance	171,200	327,950	6,855	8,910	-	104,000	(90,000)	-
Est. fund balance (deficit) June 30, 2015	1,693,594	1,552,355	5,122	100,756	(44,277)	109,459	106,048	(2)
Est. fund balance (deficit) June 30, 2016	\$ 1,864,794	\$ 1,880,305	\$ 11,977	\$ 109,666	\$ (44,277)	\$ 213,459	\$ 16,048	\$ (2)
Fund Balance Policy Applies to Fund	N/a	Yes	Yes	Yes	N/a	N/a	N/a	N/a
Fund Balance Range Adopted								
From Low		5.0%	5.0%	5.0%				
To High		10.0%	10.0%	10.0%				
Target in Year 1 of Fund Balance Policy [1]		10.0%	2.5%	7.5%				
Actual Fund Balance as Percent of Expenses		109.3%	2.6%	7.5%				
Fund Balance in Compliance with Target		Yes	Yes	Yes				
[1] - FY 2016 is the first year the fund balance policy will be implemented. Funds were given a total of two years to meet the range adopted by council. Targets were set as an attainable level for all funds to be within the range by FY 2017.								

City of Inkster				
Fiscal Year Ending June 30, 2016 Budget				
Summary of Annual Revenues by Source and Appropriations by Department				
Component Units				
	Brownfield	TIFA	Justice Center Debt	Court Building
Revenues				
Property Taxes	\$ 28,680	\$ 212,860	\$ -	\$ -
Fines and Forfeitures	-	-	-	53,000
Operating Grants and Contributions	-	-	219,475	-
Total Revenues	28,680	212,860	219,475	53,000
Expenditures				
Community Development	-	30,000	-	-
Debt Service	382,170	227,970	709,950	-
Total Expenditures	382,170	257,970	709,950	-
Other Financing Sources (uses)				
Operating transfer from other funds	353,490	489,595	490,475	-
Operating transfer to other funds	-	(444,485)	-	(53,000)
Total other financing sources (uses)	353,490	45,110	490,475	(53,000)
Net change in fund balance	-	-	-	-
Est. fund balance (deficit) June 30, 2015	(3,757,578)	543,549	-	-
Est. fund balance (deficit) June 30, 2016	\$ (3,757,578)	\$ 543,549	\$ -	\$ -
Fund Balance Policy Applies to Fund	N/a	N/a	N/a	N/a

City of Inkster	
Fiscal Year Ending June 30, 2016 Budget	
Summary of Annual Revenues by Source and Appropriations by Department	
Enterprise Fund	
	Water and Sewer
Revenues	
Property Taxes	1,241,560
County Chargebacks	(750,000)
Delinquent Personal Property Tax	4,200
Charges for Services	11,042,000
Other Revenue	502,000
Total Revenues	12,039,760
Expenditures	
Water and Sewer Systems	8,888,720
Debt Service	2,997,540
Total Expenditures	11,918,930
Change in Net Position	120,830
Est. Net Position June 30, 2015	28,648,753
Est. Net Position June 30, 2016	28,769,583
Working Capital Reserve Policy Applies	Yes
Target Working Capital and Reserve Balance	
Est. Beginning Working Capital (7/1/2015)	3,436,166
Est. Ending Working Capital (6/30/2016)	2,583,793
Target Working Capital (6/30/2016)	5,219,022
Over (Short) of Target Working Capital and Reserve at Year End	(2,635,229)
Note: Based on the development of the FY 2016 budget and looking out five years, the desired working capital level would be obtained by the end of FY 2020. Further, this policy extends to all future years so that user rates and the future projection of user rates are set for each year of budget development to achieve the desired reserves and working capital by the end of the fifth year.	

**City of Inkster
Council Approved Fee Schedule**

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee
Building/Structural Safety (Bldg.)		
Building Code 151.020 - 151.033		
Bldg.	Bldg Contractor Registration	\$25.00
Bldg.	Permit Fee Refunds	75%
Bldg.	Minimum	\$50.00
Bldg.	After any inspections	no refund
Building Permits		
Bldg.	\$0 - \$500,000 and up	\$100.00 + \$10/thousand
Swimming Pools		
Bldg.	Below Ground	Cost
Bldg.	Above Ground	\$75.00
Annual Maintenance Permit (Existing Industrial)		
Bldg.	Building Maintenance	\$50.00
Bldg.	Plumbing Maintenance	\$50.00
Bldg.	Electric Maintenance	\$50.00
Bldg.	Heating Maintenance	\$50.00
Bldg.	High Pressure Boiler	\$50.00
Bldg.	Administrative Fee	\$25.00
Bldg.	On-Site for C of O	\$150.00
Bldg.	Repair Permit	\$50 per trade required
Bldg.	TCO or Letter to Close	\$25.00 + bond
Bldg.	TCO Extension	\$20.00
Bldg.	Plan Exam Fee: Res., Comm., Ind.- new & additions	\$100.00 min on all structural plus a ICC Originated Formula
Bldg.	Electric, Plumbing, Mechanical, Fire Plan Exam Fees	25% of bldg review
Bldg.	Garages (detached/attached)	Cost
Bldg.	Res. Garage	\$50.00
Bldg.	Comm/Ind	\$200.00
Bldg.	Comm/Ind over \$10,000 Square Footage	\$300.00
Bldg.	Modular Home Set Up	\$100.00 + Foundation
Installation Permits		
Bldg.	Unfired Vessels	
Bldg.	Not Heated	\$75.00 ea
Bldg.	Heated	\$75.00 ea
Bldg.	Major Repairs	\$75.00
Bldg.	Anhydrous Ammonia	
Bldg.	Using ICC Cylinders	\$75.00
Bldg.	5 Cylinders or Less	\$75.00
Bldg.	6 -- 10	\$95.00
Bldg.	11 -- 15	\$125.00
Bldg.	ASME Containers	
Bldg.	1000 lbs or less	\$50.00
Bldg.	1001 - 2500 lbs	\$75.00
Bldg.	2501 - 5000 lbs	\$100.00
Bldg.	ASME trans. Vehicles	\$75.00
Boilers		
Bldg.	Up to 1000 sq. ft. area, Over 1000 sq. ft. area, Alteration permit, Residential-Furnace or Boiler, Unit Heater Commercial-Unit Heather, Furnace	\$70.00 for first 200K BTU \$20.00 for each additional 100K BTU (Includes all fuel types)
Ducts		
Bldg.	First 40 ft	\$60.00
Bldg.	each additional 4 ft	\$5.00
Water & Steam Distribution-first 40 ft		
Bldg.	0" - 2"	\$50.00
Bldg.	2 1/4 " - 4"	\$60.00
Bldg.	4 1/4" plus	\$80.00

**City of Inkster
Council Approved Fee Schedule**

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee
Building/Structural Safety (Bldg.)		
Water & Steam Distribution-first 40 ft		
Bldg.	4' additional of any size	\$5.00
Bldg.	Administrative Fee	\$25.00
Bldg.	On-Site for C of O	\$150.00
Bldg.	Repair Permit	\$50 per trade required
Bldg.	TCO or Letter to Close	\$25.00 + bond
Bldg.	TCO Extension	\$20.00
Bldg.	Plan Exam Fee: Res., Comm., Ind.- new & additions	\$100.00 min on all structural plus a ICC- originated formula
Bldg.	Electric, Plumbing, Mechanical, Fire Olan Exam Fees	25% of bldg review
Bldg.	Garages (detached/attached)	Cost
Bldg.	Res. Garage	\$50.00
Bldg.	Comm/Ind	\$200.00
Bldg.	Comm/Ind over \$10,000 Square Footage	\$300.00
Bldg.	Modular Home Set Up	\$100 + Foundation
Bldg.	Gas Piping	\$50 for 1st 100'- \$4/each additional 10'
Bldg.	Make Up Air	\$40.00
Bldg.	Base App. Fee	\$40.00
Bldg.	Generator (all fuels)	\$40.00 + Elec. Permlt
Bldg.	Chimney	\$50.00
Bldg.	Chimney liner	\$50.00
Bldg.	Fireplace	\$50.00
Bldg.	Fire Damper	\$30.00
Bldg.	Gas Pressure Test	\$45.00 Residential \$65.00 Commercial
Bldg.	Humidifier	\$30.00
Bldg.	Spray Booth	\$60.00
Bldg.	Exhaust Hood	\$50.00
Bldg.	Exhaust Fan	1000cfm \$25.00; Over 1000 \$50.00
Bldg.	Water Heater - Residential	\$30.00
Bldg.	Water Heater - Commercial	\$40.00
Refrigeration Code 151.105		
Bldg.	A/C Contractor Registration	\$15.00
Self-Contained Refrigeration Units (Central A/C)		
Bldg.	2 hp or less	\$40.00
Bldg.	2 1/4 - 5 hp	\$55.00
Bldg.	5 1/4 - 50 hp	\$75.00
Bldg.	Over 50 hp	\$120.00
Ductwork-A/C System		
Bldg.	Up to 100'	\$60.00
Bldg.	each additional 4'	\$5.00
Bldg.	Inspection-Special or Shop Equipment	\$100.00
Electrical Code 151.060 - 151.062		
Bldg.	Electrical Contractor Registration	\$25.00
Bldg.	Min. permit fee	\$50.00
Bldg.	Electrical Circuits	\$5.00 each
Bldg.	Light Fixtures-for ea 25	\$15.00
Bldg.	Electrical Appliances	\$12.00 each
Motors & Transformers		
Bldg.	1/4 to 10 hp, kw & kva	\$10.00 for 1st; \$5.00 ea additional
Bldg.	11 - 30 hp, kw, kva	\$15.00 for 1st; \$7.00 ea additional
Bldg.	31 - 50 hp, kw, kva	\$25.00 for 1st; \$12.00 ea additional
Bldg.	Over 50	\$40.00 for 1st; \$20.00 ea additional

City of Inkster
Council Approved Fee Schedule

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee
Building/Structural Safety (Bldg.)		
New or Change of Service		
Bldg.	100 amp	\$35.00
Bldg.	101 & Up	\$45.00
Temporary Service		
Bldg.	100 amp	\$35.00
Bldg.	101 & Up	\$45.00
Standby Generators		
Bldg.	0 - 30 kw or kva	\$35.00
Bldg.	30+ kw or kva	\$70.00
Bldg.	Carnival/ Circus Hook-Ups	\$125.00
Bldg.	Flea Market/Bazaar	\$50.00
Fire Alarm System		
Bldg.	Base Fee	\$40.00
Bldg.	City Pull Box	\$18.00 ea
Bldg.	Drill Station	\$10.00
Bldg.	Pull Stations	\$20.00 1st five; \$5.00 ea additional
Bldg.	Fire Alarm Signal Device	\$20.00 1st five; \$5.00 ea additional
Bldg.	Heat & Smoke Detectors	\$10.00 1st five; \$3.00 ea additional
Bldg.	Master Panel	\$35.00
Bldg.	Exit Door Unlocking	\$10.00 1st door; \$5.00 ea additional
Bldg.	Flow Switches	\$20.00
Bldg.	Sprinkler Valve Switch	\$20.00
Bldg.	Ventilation Dampers	\$30 (Mech. Permit)
Bldg.	System Alterations	\$40.00
Plumbing Code 151.075 - 151.079		
Bldg.	Plumbing Contractor Registration	\$15.00
Water Distribution System		
Bldg.	3/4" service	\$30.00
Bldg.	1"	\$45.00
Bldg.	1 1/4"	\$50.00
Bldg.	1 1/2"	\$55.00
Bldg.	2"	\$60.00
Bldg.	3"	\$70.00
Bldg.	4"	\$100.00
Bldg.	Over 4"	\$275.00
Bldg.	Fire or Lawn Sprinkler	\$2.00 per head (<100) \$1.00 per head (>100)
Bldg.	Rough Inspection	\$30.00 each
Bldg.	Commercial Washing Machines	\$30.00 1st unit; \$10.00 ea additional
Bldg.	Commercial Re-occupation Review	\$75.00
Bldg.	Inspection Recall Fee	\$40.00
Bldg.	Expired Permit Renewal	\$20.00
Bldg.	Notary	\$3.00
Burners (new or replacement system)		
Bldg.	30 gal	\$50.00
Bldg.	30-60 gal	\$60.00
Bldg.	over 500 gal	\$90.00
Bldg.	over 1200 gal	\$100.00
Storage Tanks		
Bldg.	60 gal or less	\$50.00
Bldg.	60-1200	\$75.00
Bldg.	over 1200 gal	\$100.00

**City of Inkster
Council Approved Fee Schedule**

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee
Building/Structural Safety (Bldg.)		
All Other Fees		
Bldg.	Additional Rough Inspection	\$30.00
Bldg.	Administrative Fee	\$25.00
Bldg.	Appliance Installation	\$12.00
Bldg.	Base App. Fee	\$40.00
Bldg.	Base Fee Plumbing Permit	\$50.00
Bldg.	Chimney	\$50.00
Bldg.	Chimney liner	\$50.00
Bldg.	Comm/Ind	\$200.00
Bldg.	Comm/Ind over \$10,000 Square Footage	\$300.00
Bldg.	Electric, Plumbing, Mechanical, Fire Alarm Exam Fees	25% of bldg review
Bldg.	Exhaust Fan	1000cfm \$25.00; Over 1000 \$50.00
Bldg.	Exhaust Hood	\$50.00
Bldg.	Feeders	\$10.00 for 1st 100' \$5.00 ea additional 100'
Bldg.	Fire Damper	\$30.00
Bldg.	Fireplace	\$50.00
Bldg.	Garages (detached/attached)	Cost
Bldg.	Gas Piping	\$50 for 1st 100'; \$4 ea. additional 10'
Bldg.	Gas Pressure Test	Res.- \$25.00; Comm.-\$35.00
Bldg.	Generator	\$75.00
Bldg.	Generator (all fuels)	\$40.00 + Elec. Permit
Bldg.	Humidifier	\$30.00
Bldg.	Make Up Air	\$40.00
Bldg.	Modular Home Set Up	\$100 + Foundation
Bldg.	Motion Picture App.	\$25.00
Bldg.	Certificate of Occupancy	\$200 residential; \$350 commercial
Bldg.	Outdoor Meter Box	\$30.00
Bldg.	Outdoor Sewer Repair	\$150.00
Bldg.	Plan Exam Fee: Res., Comm., Ind.- new & additions	\$100.00 min on all structural plus a BOCA- originated formula
Bldg.	Rental Registration	\$185 every 3 years
Bldg.	Repair Permit	\$50 per trade required
Bldg.	Res. Garage	\$50.00
Bldg.	Residential Electric Space Heating Units	\$5.00 ea room
Bldg.	Sign Connection	\$30.00 for 1st \$10.00 ea additional \$10.00 ea 50' of neon
Bldg.	Spray Booth	\$60.00
Bldg.	Sump Pump Hook Up	\$10.00
Bldg.	TCO Extension	\$20.00
Bldg.	TCO or Letter to Close	\$25.00 + bond
Bldg.	Vacant Property Registration	\$500 Annually
Bldg.	Vacant Property Re-occupancy	\$200
Bldg.	Underfloor Raceways	\$10.00 for 1st 100' \$5.00 ea additional 100'
Bldg.	Water Heater	Replacement only \$5.00
City Clerk (Clerk)		
Animal		
Clerk	Dog Tags	\$10.00
Arcades		
Clerk	Application-Renewal June 30th	\$200.00
Clerk	License	\$200.00
Clerk	Machine	\$15.00

**City of Inkster
Council Approved Fee Schedule**

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee
City Clerk (Clerk)		
Bicycle		
Clerk	Registration	\$50.00
Clerk	Duplicate Issuance	\$0.75
Business		
Clerk	Registration-Renewal December 31st	\$100.00
Cabaret License		
Clerk	Application-Renewal April 30th	\$8,333.33
Freedom of Information Act		
Clerk	FOIA Fee CDR	\$5.00
Clerk	FOIA Fee DVD	\$5.00
Garage Sale		
Clerk	Permit-five (5) consecutive days	\$5.00
Mechanical Amusement Arcade		
Clerk	License	\$200.00
Clerk	Device	\$15.00/each
Medical Marijuana		
Clerk	Application Fee	\$3,500.00
Clerk	Renewal Fee	\$1,100.00
Notary		
Clerk	Notary	\$2.00
Peddling/ Soliciting/ Canvassing		
Clerk	License	\$25.00/ per year
Clerk	Firm, partnership, association, corporation, company or other organi	\$70.00/ per year
Clerk	Local non-profit organization	No Fee
Clerk	Duplicate copies of licenses	\$5.00
Special Events		
Clerk	Various	\$250.00 - \$500.00
Street or Food Vendors		
Clerk	Class 1: For every person engaged in the business of street vendor and/or food vendor, whether traveling by foot without the aid of any vehicle or who uses a vehicle referred to in either of the following classes	\$2.00 per year per person
Clerk	Class 2: Street and/or food vendors who travel by foot or who use a bicycle, pushcart or hand-drawn wagon or other similar small conveyance, carrying any basket, box or container not exceeding two cubic feet	\$2.00 per day (up to and including 10 days) and \$25.00 for one year in addition to Class 1 fee
Clerk	Class 3: For every street vendor and/or food vendor who shall use any horse-drawn or motor-propelled vehicle in his operations	\$3.00 per day (up to and including 10 days) Maximum \$40.00 per year for each vehicle in addition to Class 1 fee
Clerk	Christmas Tree Vendors - Deposit	\$100.00 cash deposit for each location within the City for the purpose of guaranteeing the clean- up of the premises and the removal of any unsold trees, debris or any temporary structures there from within ten days after Christmas of the year in which the license was taken out
Clerk	Christmas Tree Vendors - Fee	\$15.00 per location
DPS (DPS)		
DPS	Weed Cutting - Vacant Lots - Per front ft.	\$400 per Lot
DPS	Weed Cutting - Vacant Structures	\$500 per Structure
DPS	Businesses	\$750
DPS	Water Tap, Sewer Tap and Pipe Connection Inspection	\$800
DPS	Board Ups	Variable
DPS	Clean Ups	Variable
DPS	Evictions	Variable

**City of Inkster
Council Approved Fee Schedule**

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee	
DPS (DPS)			
DPS	Water Meters	Variable	
DPS	Spc Pick Up	Variable	
DPS	Meter Repair	Variable	
DPS	Annual Rubbish Fee	\$114.50 RECOMMENDED	
Police Department (Police)			
Police	Police Report	\$5.00 Residents \$15.00 Non-Residents	*
Police	Clearance	\$10.00	*
Police	FOIA	Purview of the City Clerk	*
Police	Fingerprinting	\$15.00	*
Police	Accident Report	\$5 Residents \$15.00 Non-Resident (Insurance Co & Landlord)	*
Police	Renewal of PV License	\$5.00	*
Police	Vehicle Inspections	\$10.00	*
Police	Vehicle Release (Towing)	\$50.00	*
Fire Department (Fire)			
Fire	Annual Fire Inspection	\$130.00	
Fire	Commercial Building C of O Inspection	\$130.00	
Fire	Apartment Building Fire Inspection	\$130.00	
Fire	Apartment Building Fire Inspection w/multiple buildings on site	\$250.00	
Fire	Fire Investigations	\$75.00/hr	
False Alarm Response Fess Per City Ordinance			
Fire	First Call in calendar year	No Charge	
Fire	Second Call	\$75.00	
Fire	Third Call	\$175.00	
Fire	Fourth Call	\$225.00	
Fire	Fifth Call	\$300.00	
Fire	Sixth Call	\$375.00	
Fire	Seventh Call	\$450.00	
False Alarm Response Fess Per City Ordinance			
Fire	Eighth Call	\$525.00	
Fire	Ninth Call	\$600.00	
Fire	Tenth Call	\$675.00	
Fire	All additional calls for that calendar year	\$100.00	
Parks and Recreation (PR)			
Membership			
PR	Single Adult Membership - Resident	\$15.00 per month or \$150.00 per year	*
PR	Single Adult Membership - Non- Resident	\$20.00 per month or \$210.00 per year	*
PR	Youth Membership	\$10.00 per month or \$100.00 per year	*
PR	Family (up to 4) Membership - Resident	\$30.00 per month or \$300.00 per year	*
PR	Family (up to 4) Membership - Non- Resident	\$35.00 per month or \$390.00 per year	*
PR	Family (up to 4) Membership - Resident	\$30.00 per month or \$300.00 per year	*
PR	Family (up to 4) Membership - Non- Resident	\$35.00 per month or \$390.00 per year	*
PR	Senior Full Membership - Resident	\$5.00 per month or \$40.00 per year	*
PR	Senior Full Membership - Non - Resident	\$10.00 per month or \$120.00 per year	*
PR	Senior Programs Only - Resident	\$10.00 per year	*
PR	Senior Programs Only - Non- Resident	\$15.00 per year	*
PR	Individual Class and/or Program	Based on Instructor Cost	*
Open Gym			
PR	Elementary, Jr High, High School	\$5.00	*
PR	Adult (18 and up)	\$5.00	*

City of Inkster
Council Approved Fee Schedule

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee	
Parks and Recreation (PR)			
Building Rental Rates			
PR	Security Deposit	\$125.00	*
PR	Set Up Fees	\$65.00	*
PR	Set Up Fees-Gym	\$75.00	*
PR	Multi- Purpose Room - Resident	\$55.00 w/ 2 hr min \$125.00 regular rates apply after 2 hrs	*
PR	Multi- Purpose Room - Non - Resident	\$65.00 w/ 2 hr min \$125.00 regular rates apply after 2 hrs	*
PR	Gymnasium Events - Resident	\$100.00 per hour w/ 2 hr min	*
PR	Gymnasium Events - Non- Resident	\$120.00 per hour w/ 2 hr min	*
PR	Gymnasium - Court Rental	1 Court - \$25.00 per hr 2 Courts - \$50.00 per hr	*
PR	Meeting Lounge - Resident	\$55.00 per hour w/ 2 hr min	*
PR	Meeting Lounge - Non- Resident	\$65.00 per hour w/ 2 hr min	*
PR	Meeting Room #1 - Resident	\$45.00 per hour w/ 2 hr min	*
PR	Meeting Room #1 - Non- Resident	\$55.00 per hour w/ 2 hr min	*
Parks and Recreation (PR)			
Marquee			
PR	Marquee	\$25.00	*
Planning (Plan)			
Plan	Rezoning Review	\$1700.00	*
Plan	Conditional Zoning Review	\$2,000.00 plus \$12.00 per acre	*
Plan	Special (Conditional) Use Review	\$1,450.00 plus \$6.00 per acre	*
Plat Review			
Plan	Preliminary Plat Review	\$450.00 plus \$5.00 per lot plus Consulting Fees	
Condominiums and Single-Family/Detached Single Family Developments			
Plan	Preliminary Plan	\$1,850.00 plus \$5.00 per site	*
Plan	Revised Plan	\$640.00	*
Site Plan Review			
Plan	Residential - less than one acre	\$1,450.00 plus \$6.00 per unit	*
Plan	Residential - one acre or more	\$1,800.00 plus \$6.00 per unit	*
Plan	Commercial and Other Non-Residential Uses -less than one acre	\$1,750.00	*
Plan	Commercial and Other Non-Residential Uses -one acre or more	\$1,800.00 plus \$50.00 per acre	*
Plan	Revised Site Plan	\$150.00	
Plan	Commercial Re-Occupancy Verification	Hourly	*
Plan	Engineering Plan Review	Hourly	*
Plan	Final Site Plans	\$100.00	
Planning (Plan)			
Planned Neighborhood (Residential) Development			
Plan	Initial Review (Preliminary Plans)	\$475 plus \$5 per unit or lot (includes informal review prior to official submittal, plus initial plan review	
Plan	Revised Site Plan	\$150 (includes charges for each review subsequent to review of the initial plan, except that the review of any plan submitted more than six (6) calendar months following the initial plan will require payment as specified in III.3.a)	
Plan	Final Site Plans	\$100.00	
Plan	Planned Unit Development - less than an acre	\$475.00	
Plan	Planned Unit Development - an acre or more	\$350.00	

City of Inkster
Council Approved Fee Schedule

Most Recent Council Approval (* denotes update):

3/2/15

Dept.	Description	Fee	
Planning (Plan)			
Mixed-Use or Planned Unit Developments			
Plan	Initial Review	\$1,850.00 plus \$5.00 per acre	*
Plan	Revised Plan	\$640.00	*
Plan	Final Site Plans	\$100.00	*
Plan	Rezoning	\$1700 per request	*
Plan	Special (Conditional) Use Request	\$1450.00 per request plus \$6 acre	*
Plan	Historic District/Architectural Commission Reviews	\$250.00 per request	
Plan	Land Division Lot Split/Boundary Reviews	\$750.00 plus \$50.00 per lot	*
Plan	Adaptive Reuse Project Request	\$200.00 per request	
Plan	Street/Alley Vacation Requests	\$800.00 per request	*
Zoning Board of Appeals			
Plan	Residential Variance	\$800.00	*
Plan	Commercial Variance	\$900.00	*
Plan	Zoning Code Interpretation	\$550.00	*
Plan	All Public Hearings	\$350.00	*
Plan	Zoning Confirmation Letters/Forms	\$188.00	*
Plan	Conditional Zoning Review (new)	\$2,000.00 plus \$12.00 per acre	*
Plan	Notary	\$3.00	
Documents			
Plan	Zoning Ordinance	\$30.00	
Plan	Zoning Map	\$5.00	
Plan	Street Map	\$5.00	
Plan	Master Plan	\$50.00	
Plan	Census Data	\$.50 per page	
Plan	Minutes	\$3.00 (6 pages or less)	
Plan	Minutes	\$5.00 (6 pages or more)	
Plan	Tax Maps/Address Maps	\$1.00/per page	
Treasurer (Treas)			
Assessing			
Treas	Field Cards	Variable	
Water Services			
Treas	Final Read	\$15.00	
Treas	Water Turn On	\$75.00	
Treas	Water Turn Off	\$75.00	
Treas	Turn On/Turn Off for repairs (30 day period)	\$30.00	
Treas	Meter Installation	\$50.00	
Treas	New Meter (due to Theft/Vandalism)	\$220.00	
Treas	Water History Reports	\$3.00 (6 pg max)	
Treas	Service Charge (used during Delinquent Water Shut Offs)	\$45.00	
Property Taxes			
Treas	Field Sheets	\$0.50	