



INKSTER CITY COUNCIL

February 5, 2018
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Byron Nolen
Mayor Pro Tem – Timothy Williams, District I

Council Members:

Clarence Oden, Jr., District II
Sandra K. Watley., District III
Steven Chisholm, District IV
Kim Howard, District V
Connie R. Mitchell, District VI

FELICIA RUTLEDGE
CITY CLERK

BYRON NOLEN
MAYOR

TREASURER
DARIN CARRINGTON

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

Public Participation (limit to 3 minutes)

3. 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).

4. Adjournment

February 5, 2018
Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. GIS Presentation for Rubbish/Compost – Giffels and Webster, Jacob Glind

4. Public Hearing

- A. A public hearing to consider amendments to the Inkster Code of Ordinances being section 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance. **Pg. 1**

5. Consent Agenda

- A. January 16, 2018 Regular City Council Meeting Minutes. **Pg. 11**
- B. Allen Brother's and Attorney's PLLC Invoice \$ 27,122.70 **Pg. 16**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 17**

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

- 1. A ***first*** reading to consider amendments to the Inkster Code of Ordinances being section 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance. **(See Pg. 1)**

B. Second Reading(s)

1. A **second** reading and **approval** to of the amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses. **Pg. 25**

2. A **second** reading and **approval** of the amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals. **Pg. 30**

3. A **second** reading and **approval** of the amendments to the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the location, construction and manner of collection bins. **Pg. 35**

9. New Business

A. Discussion/Action: (Adrianna Jordan) Consideration and approval of a resolution to waive the \$1,750 site plan review fee for the Leanna Hicks Inkster Public Library's relocation to the former Chase Bank building at 27020 Michigan Avenue.

Pg. 42

B. Discussion/Action: (Jerome Bivins) Consideration and approval to extended Republic Waste current contract until the end of this fiscal year. **Pg. 46**

C. Discussion/Action: (Darin Carrington) Consideration and approval of the 2018 application and income guidelines for the Hardship Exemption with the Board of Review. **Pg. 47**

D. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase (Case #17-36) one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot located on the west side of Harrison between Beech Ave. and Carlisle Ave. and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1045 000) and 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1046 000) for \$501.00 to Bobby Wallace.

Pg. 68

E. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase (Case #17-38) two (2) contiguous vacant residential parcels located on the east side of Tromley Ave. between Avondale Ave. and Somerset Ave. and are legally described as 24C39 LOT 39 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91

WCR (Property ID # 44 003 03 0039 000) and 24C40 LOT 40 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0040 000) in the total amount of \$1,000.00 to John Clark. **Pg. 74**

F. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase (Case #17-34.5) one (1) vacant residential parcel located on the north side of Princeton Street. Between Princess and John Daly and is legally described as 30J758 LOT 758 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0758 000) in the total amount of \$250.00 to Y Big G LLC (Gary L Young). **Pg. 81**

G. Discussion/Action: (Sharde Fleming) Consideration and authorization to purchase (Case #17-39) one (1) commercial vacant property located on the north side of Cherry St. between Middlebelt Rd. and Harrison St. and is legally described as 25N44 LOT 44 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 0044 000) from the Michigan Land Bank Fast Track Authority for \$500.00. **Pg. 88**

10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. Closed Session

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

15. Adjournment

Felicia Rutledge
City Clerk

REQUEST FOR COUNCIL ACTION

To: Byron Nolen – Mayor

Date: January 29, 2018

From: Felicia Rutledge, City Clerk

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consideration of a first reading and public hearing for amendments to the Inkster Code of Ordinances being sections 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance.

Current Action X Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

Items addressed in this ordinance were not in use during the time any previous regulations were enacted.

SCOPE OF SERVICES

SCOPE OF SERVICE
To assist any enforcement division in the application of duties and to ensure enforcement authorization

JUSTIFICATION

To update or inform when enforcement action is needed.

PROJECT OR IMPROVEMENT TASKS

Provide enforcement divisions with the ability to address issues involving such usage.

COSTS

N/A

PROJECT TIME TABLE

RESOLUTION

To approve a first reading and a public hearing for amendments to the Inkster Code of Ordinances being sections 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the City of Inkster, and to establish penalties for violations of the ordinance.

Resolved by _____ Seconded by _____

Yes:

No:

**AN ORDINANCE AMENDING SECTION 91.21 (VICIOUS
DOGS) TO SECTION 91.21 (VICIOUS ANIMALS) OF THE INKSTER
CODE OF
ORDINANCES, AS AMENDED.
THE CITY OF INKSTER ORDAINS:**

VICIOUS ANIMALS

Sections:

91.21 Purpose and intent.

91.22 Definitions.

91.23 Determination of a vicious animal.

91.24 Requirements for possession of a vicious animal.

91.26 Registration of vicious animals.

91.27 Transfer of ownership or possession.

91.28 Notice to Police Department.

91.29 Restraints when outside proper enclosure.

91.30 Confiscation and disposition of animals.

91.31 District Court action.

91.33 Penalties for violation.

91.21 Purpose and intent.

It is the intent of the City of **Inkster** to protect the health and safety of the public against the risks that vicious animals pose to persons and other animals in the City. The purpose of this ordinance is to afford animal owners due process if an owner's animal is determined to be a vicious animal.

91.22 Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings respectively ascribed to them below:

- A. **Animal Review Board-** means a board consisting of the Mayor, Chief of the Police Department, Chief of the Fire and Rescue Department, or their respective designees that shall assemble, as necessary, for purposes of conducting hearings under this Chapter. Although not required, the Animal Review Board may, at the discretion of the Mayor, also appoint a licensed veterinarian, American Kennel Club (AKC) certified animal behaviorist and/or AKC certified animal trainer.

B. Authorized enforcement officer- means a police officer, animal control officer, or any other person authorized to enforce any City ordinance relating to animals within the City.

C. Vicious animal defined.

1. "Vicious animal means":

(a.) A dog or other animal with a known propensity, tendency, or disposition to attack without provocation, to cause injury or to threaten the safety of a person or domestic animal;

(b.) A dog or other animal which has attacked or bitten, without provocation, a person or domestic animal; or,

(c.) Any dog or other animal owned or harbored, primarily or in part, for the purpose of fighting.

(d.) Or by nature is inclined or has the propensity towards harmful interaction with other species.

2. An animal shall not be considered a "vicious animal" if:

(a.) the animal bites or attacks a person who is trespassing on the property of the animal's owner;

(b.) the animal bites or attacks a person who provokes or torments the animal; or

(c.) the animal responds in a manner that an ordinary and reasonable person would conclude was intended to protect a person if that person is engaged in a lawful activity or is the subject of an assault.

D. On a suitable leash defined.

1. "On a suitable leash" means:

(a.) that the animal is attached to a leash that is no more than **five (5)** feet in length and of such material that the leash restrains the type and size of animal to which it is attached; and,

(b.) that the leash is continuously held by the person who restrains the animal such that the animal is under the person's physical control.

2. A leashed animal that chases a person or domesticated animal a greater distance than ten (10) feet or that bites a person or domesticated animal shall create a rebuttable presumption that the animal was not on a suitable

leash and under reasonable control.

E. Owner means any person, firm, corporation, entity, or organization that owns, possesses, harbors, fosters, keeps, or takes custody of a dog or other owner.

F. Proper enclosure defined.

1. "Proper enclosure" means: an enclosure that is constructed and at all times maintained in such a manner as to effectively prevent the animal from escaping the confines of the enclosure

2. Each proper enclosure shall:

(a.) Have secure sides and a top attached to all sides;

(b.) Have a secure floor attached to all sides of the enclosure or embedded in the ground no less than two feet;

(c.) Include measures designed to prevent the entry of young children into the enclosure; and,

(d.) Comply with all other pertinent zoning ordinances and other ordinances, including but not limited to, the size and height of the enclosure, set back, location, and lot coverage.

G. Provoke and **provocation** mean to perform a willful act or omission that an ordinary and reasonable person would conclude is likely to precipitate the bite or attack by an ordinary dog or other animal.

H. Vicious animal defined.

1. "Vicious animal" means: a dog or animal that poses a threat to public safety as demonstrated by any of the following behaviors

(a.) Causing an injury to a person or domestic animal that is less severe than a serious injury; or,

(b.) Without provocation, chasing or menacing a person or domestic animal in an aggressive manner.

2. An animal shall not be considered a "vicious animal" if:

(a.) the person or domestic animal who is injured is trespassing on the property of the animal's owner;

(b.) the animal injures a person who provokes or torments the animal; or,

(c.) the animal responds in a manner that an ordinary and reasonable person would conclude was intended to protect a person if that person is engaged in a lawful activity or is the subject of an assault.

I. **Serious injury** means permanent, serious disfigurement, serious impairment of health, or serious impairment of a bodily function of a person or domestic animal.

J. **Torment** means an act or omission that causes unjustifiable pain, suffering, and distress to an animal for a purpose such as sadistic pleasure, coercion, or punishment that an ordinary and reasonable person would conclude is likely to precipitate a bite or attack.

91.23 Determination of a vicious animal.

A. An authorized enforcement officer shall have the authority to make a determination that an animal is vicious, as defined in this Chapter, upon the complaint of any person that an animal is vicious. After the authorized enforcement officer classifies any animal as a vicious animal under this Chapter, the authorized enforcement officer shall notify the animal's owner of such classification. **Only one animal deemed vicious shall be permitted per household.** The notice to the owner shall meet the following:

1. The notice shall be in writing and mailed by **regular first class mail** to the owner's last known address. If an animal has more than one (1) owner, notice to one (1) owner shall be sufficient for purposes of this Chapter.

2. The notice shall include a summary of the authorized enforcement officer's findings that form the basis for the animal's classification as a vicious animal.

3. The notice shall be dated and shall state that the owner has a right to request a hearing on the classification within **ten (10)** days from the date of the notice.

4. The notice shall state that the Animal Review Board shall conduct the hearing.

5. The notice shall state that if the owner does not request such a hearing within **ten (10)** days from the date of the notice, the classification of the animal as a potentially vicious animal shall be final and conclusive for all purposes.

6. The notice shall include a form to request a hearing before the Animal Review Board and shall provide specific instructions on mailing or delivering such a request.

B. When the Animal Review Board receives a request for a hearing from an

owner, it shall schedule such a hearing within **fifteen (15)** days of receipt of the request. The **Chief of Police or his designee** shall notify the owner in writing by regular first class mail to the owner's last known address of the date, time and place of the hearing; such notice shall be made to the owner at least **five (5)** days prior to the date of the hearing. At the hearing, the owner shall be given the opportunity to testify and to present evidence. The Animal Review Board shall also receive such other evidence and hear such other testimony as it may find reasonably necessary to make a determination to sustain, modify or overrule the classification of the animal by the authorized enforcement officer. The Animal Review Board shall notify the owner in writing by **regular 1st class mail** of its determination on the matter. If the determination is made that the animal is a vicious animal, the notice shall specify the date upon which that determination is effective. Unless the Board determines that a later date is appropriate in a particular case, the effective date of the determination shall be the date of the authorized enforcement officer's classification.

C. If the identity of the owner of an animal that the authorized enforcement officer has classified as a potentially vicious animal cannot be determined, the animal shall be immediately confiscated with notice of same and a description of the animal given to the Police Department and the local humane society. If the animal's owner claims such animal, the animal shall be released to its owner, together with a copy of the notice specified in subsection (A) of this section, provided that the owner has satisfied the requirement of Sections **91.24 or 91.25**. If the animal remains unclaimed for **(three (3) if unidentifiable and five (5) days if identifiable (license tags/microchip))** seven (7) days, the animal shall be turned over to an animal welfare society **(animal rescue)** or examined by a veterinarian and/or an animal welfare society **(animal rescue)** to determine the viability of the animal or appropriate course of destruction of the animal if necessary.

91.24 Requirements for possession of a vicious animal.

A. Any owner of a vicious animal shall be jointly and severally responsible with all other owners of such animal for compliance with the requirements of this section.

B. No person shall own, possess, keep, harbor, or have custody or control of a vicious animal except in compliance with all of the following requirements:

1. A vicious animal shall not be permitted to remain in the City unless it is properly registered as provided in this Chapter and as otherwise required by law or ordinance.

2. Except under the circumstances otherwise specifically permitted by this Chapter, a vicious animal shall at all times be maintained inside a proper enclosure.

3. The premises where a vicious animal is kept shall be posted with a clearly visible sign warning that there is an animal on the premises that presents

a danger to human beings and other species. Such sign shall also include a symbol sufficient to convey without words the message that there is an animal on the premises that presents a danger to human beings.

4. The owner of a vicious animal shall maintain at all times a policy of insurance in a minimum amount of one million five hundred thousand dollars (\$1,500,000.00) to cover claims for any personal injuries inflicted by the animal, which policy shall be issued by an insurer authorized to transact business in the State of Michigan. The owner of a vicious animal shall be required to provide proof of insurance upon demand by an authorized enforcement officer.

5. The owner of a vicious animal shall attend and successfully complete an available animal obedience class with the vicious animal, as offered through a certified program, and shall produce evidence of such attendance and successful completion.

6. No person shall own, possess, keep, harbor, or have custody or control of more than one (1) vicious animal per household.

7. All animals determined to be vicious animals shall be spayed or neutered within thirty (30) days from the date of such determination. Proof that the vicious animal was spayed or neutered shall be provided by the owner of the vicious animal to the **City Clerk's office or license issuing department to be added to licensing record** within seven (7) days of the date that the animal was spayed or neutered.

91.26 Registration of vicious animals.

A. No vicious animal shall be permitted to remain in the City unless it is registered in accordance with this Chapter. In addition to the annual registration and/or licensing fees otherwise required by law and ordinance, the owner of a vicious animal shall pay a fee of fifty dollars (\$50.00) per year and shall register such owner's animal with the Police Department as a vicious animal according to the classification and determination previously made under this Chapter. **Paid receipt shall be provided as proof to the City Clerk's office for the purposes of updating the licensing record.** No vicious animal shall be registered unless the owner can provide sufficient evidence that all of the provisions in Sections **91.24**, as applicable, have been and are being met.

B. The registration provided by this section shall be nontransferable. The registration shall be renewed annually or earlier upon the transfer of ownership or possession of the animal or a change in the location of the animal's primary habitat.

91.27 Transfer of ownership or possession.

Upon the transfer of ownership or possession of any vicious animal, the transferor shall provide the **Chief of Police or his/her designee** with the name, address and telephone numbers of the new owner of the animal and the effective date of the transfer. The

owner of a vicious animal shall be obligated to inform any prospective owner of that vicious animal that the animal has been determined to be a vicious animal. The failure of any owner of a vicious animal to notify a prospective owner of the animal's designation as a vicious animal shall constitute a violation of this ordinance. Any transferee of a vicious animal shall be presumed to have notice of the animal's classification as such.

91.28 Notice to Police Department.

The owner of a vicious animal or shall notify the Police Department in person or in writing within twenty-four (24) hours of the occurrence of any one (1) of the following events:

A. The animal has escaped or has otherwise ceased to be in the custody of the owner for any reason, unless the owner knows such animal to be physically secured and restrained or confined in the custody of another competent adult who is aware of the requirements set forth in this ordinance.

B. Such animal has attacked a human being or domestic animal.

C. Such animal has been sold, given or otherwise transferred to the ownership or possession of another person. If the vicious animal has been sold, given, or transferred to the ownership or possession of another person residing within the City of **Inkster**, the owner shall provide the name, address, and telephone number of the new owner of the vicious animal.

D. The animal has died.

E. The animal no longer resides in the City of **Inkster**.

91.29 Restraints when outside proper enclosure.

It shall be unlawful for the owner of a vicious animal to permit the animal to be outside a proper enclosure unless the animal is properly muzzled, restrained on a suitable leash, and under the physical restraint of a responsible person at all times.

91.30 Confiscation and disposition of animals.

A. A vicious animal shall be immediately confiscated by the authorized enforcement officer upon the determination that one (1) or more of the following circumstances exists:

1. The owner of the animal does not have the proper liability insurance required by Section **91.24**

2. The animal is not validly and currently registered as is required by Section **91.26**.

3. The animal is not maintained in a proper enclosure as is required by

Section 91.24

4. The animal is not under the restraints required by Section 91.29, whether or not such animal is then in the custody or possession of its owner.

5. The owner has failed to take the animal to obedience classes as required by Section 91.24.

6. The vicious animal attacked, without provocation, a person or domestic animal.

C. Any animal that is confiscated under subsection (A) of this section shall be returned to its owner upon the owner's compliance with the provisions of this Chapter and upon the payment of the actual costs of boarding the animal with the first available facility, plus a confiscation fee of fifty dollars (\$50.00) upon the first confiscation of any animal, one hundred dollars (\$100.00) upon the second, and two hundred dollars (\$200.00) upon the third or subsequent confiscation. The foregoing shall be in addition to the penalties otherwise provided for under this Chapter.

D. If the confiscated animal remains unclaimed for a period of seven (7) days after written notice of the confiscation to the owner, or if the identity of the owner cannot be determined and seven (7) days have passed after a description of the animal has been given to the Police Department and the local humane society and the animal remains unclaimed, then the animal shall be turned over to the local animal welfare society (animal rescue) or examined by a veterinarian and/or the local animal welfare society (animal rescue) to determine the viability of the animal or appropriate course of destruction of the animal if necessary. If a confiscated animal is destroyed, all costs associated with it shall be paid by the owner of the confiscated animal if known.

91.31 District Court action.

A. In lieu of the notice and hearing requirements in this Chapter, the authorized enforcement officer may file a sworn complaint in District Court that an animal is a vicious animal and that the animal has caused serious injury or death to a person or has caused serious injury or death to a dog or other domestic animal, without provocation. The District Court shall issue a summons to the owner ordering him or her to appear to show cause why the animal should not be destroyed.

B. Upon the filing of a sworn complaint as provided in subsection (A), the District Court shall order the owner to immediately turn the animal over to a proper animal control authority, an incorporated humane society, a licensed veterinarian, or a boarding kennel, at the owner's option, to be retained by them until a hearing is held and a decision is made for the disposition of the animal. The owner shall notify the person who retains the animal under this section of the complaint and order. The expense of the boarding and retention of the animal shall be borne by the owner.

C. After a hearing, the District Court shall order the destruction of the animal, at the expense of the owner, if the animal is found to be a vicious animal that caused serious injury or death to a person, dog or other domestic animal.

D. If the Court finds that an animal is a vicious animal that has not caused serious injury or death to a person, the Court shall notify the animal control authority for the City of **Inkster** of the finding of the Court, the name of the owner of the vicious animal or potentially vicious animal, and the address at which the animal is kept. In addition, the Court shall order the owner of the animal to do one (1) or more of the following:

1. Have the animal tattooed or micro-chipped in such a manner as to enable the animal to be readily identified as having been determined to be a vicious or animal.
2. Take specific steps, such as escape-proof fencing or enclosure, including a top or roof, to ensure that the animal cannot escape and unauthorized individuals cannot enter the premises.
3. Obtain and maintain liability insurance sufficient to protect the public from any damage or harm caused by the animal.
4. Take any other action appropriate to protect the public, including ordering animal obedience classes at a licensed facility.

91.33 Penalties for violation.

In addition to the penalties set forth elsewhere in this Chapter, and those penalties in MCL 287.321 et seq., the owner of a vicious animal that fails to comply with the provisions of this Chapter shall be guilty of a ninety-three (93) day misdemeanor, punishable by confinement of up to ninety-three (93) days in jail, a fine of up to five hundred dollars (\$500.00), or both.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

January 16, 2018
Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, January 16, 2018.

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

A. Agenda Discussion

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to go into Executive Session 6:25 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to adjourn the closed Executive Session at 6:52 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:00 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Pastor Jean Overman

Roll Call

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

Approval of Agenda

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden
to approve the agenda with the addition of item "A" under Presentations.
1-18-04R - Motion carried.

Presentations/Discussion

A. Inkster Housing Resident Council – Evonne Moore

Public Hearings

A. A public hearing to consider amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to OPEN a public hearing to consider amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses.

Resolution 1-18-05R – Motion carried.

- **Zakia Gibson** – Asked the name brand and manufacturer of the lights
- **Chief Riley** – Stated the name of the lights are Sengled
- **Andrew Carter** – Asked the life span of the light bulb
- **Chief Riley** – Responded that the light is LED and last approximately three to five years.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to CLOSE a public hearing to consider amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses.

Resolution 1-18-06R – Motion carried.

B. A public hearing to consider amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to OPEN a public hearing to consider amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Resolution 1-18-07R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to CLOSE a public hearing to consider amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Resolution 1-18-08R – Motion carried.

C. A public hearing to consider amendments to the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the method of use of collection bins to ensure appropriate locations.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to OPEN a public hearing to consider amendments to the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the method of use of collection bins to ensure appropriate locations.

Resolution 1-18-09R – Motion carried.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams

to **CLOSE** a public hearing to consider amendments to the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the method of use of collection bins to ensure appropriate locations.
Resolution 1-18-10R – Motion carried.

Consent Agenda

A. January 2, 2018 Regular City Council Meeting Minutes.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the consent agenda.
Resolution 1-18-11R – Motion carried.

Boards and Commission

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

Nominations:

Kim Faison – Planning Commission

James Richardson, Jr. – Parks and Recreation Commission

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to appoint Kim Faison to the Planning Commission
Resolution 1-18-12R – Motion carried.

Previous Business

Ordinance(s)

A. First Reading(s)

1. A first reading to consider amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses 2000 square feet or less.

2. A first reading to consider amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

3. A first reading to consider amendments to the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the method of use of collection bins to ensure appropriate locations.

***(added language: the city has the sole discretion to approve or deny the collection bin license)**

B. Second Reading(s)

New Business

A. Discussion/Action (Gina Clark) Consideration and approval of the amended changes to schedule B and C.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve of the amended changes to schedule B and C.

Resolution 1-18-13R – Motion carried.

Public Participation

- **Mary McClendon** – Stated on behalf of Commissioner Glenn Anderson's office the coffee hours dates and times. She announced Hepatitis shots are being provided at the Wayne County Health Department. She further stated that residents can find out about road conditions by going to compass.waynecounty.com.
- **State Representative Jewell Jones** – Stated that he would have new Coffee Hour dates and times. He also announced anyone interested in the Black Millennial Conference to visit the website.
- **Owen Roper** – Asked about starting a homeless shelter in Inkster. He further stated that the roads were icy and he personally went out and purchased salt. He said he dropped the salt to different locations within the city.
- **Rev. George Williams** – Thanked everyone that participated in the National Christians in Action Martin Luther King program. He stated it was one of the best programs. He stated he is proud of Unity in the Community and the blanket drive.
- **Evonne Moore** – She stated she was concerned about the roads being icy. She stated she does not care whose responsibility it is to get salt down, to just get the salt down. She lastly stated that she picked her sister up from a building on Avondale and Harrison and the building did not have lights.

City Clerk

- Read aloud a thank you card from Gennifer Williams to city council.

City Treasurer

- Stated that the SAW Grant would be beginning.

Mayor and Council

- **Councilman Chisholm** – Stated that District IV would be have a District Advisory meeting in either February or March. He also stated that Janet Johnson of the Middlebelt Manor Block Club passed away.
- **Councilwoman Mitchell** – Stated that the MLK Program was a great success. She said Councilman Steven Chisholm was the master of ceremony. She thanked everyone who donated one hundred and thirty blankets. She stated that the Unity in the Community has the idea to bring all stakeholders in the community together on one accord. She invited residents to attend the winter blast on February 3, 2018 at the Booker Dozier Recreation Complex.
- **Councilman Oden** – Stated that District II would be hosting a Family Movie Night at St. Clemmons church on January 20, 2018. He commended National Christians in Action for such a wonderful program and Councilwoman Mitchell, Mable Stroman and Pastor Stephens for such a good event.
- **Councilwoman Watley** – Announced that the Memorial Day Parade Packets are ready. She further stated that she is again, this year's coordinator. She said that on the Parade packets she is asking for email addresses because she wants to be able to communicate back to participants quickly. She stated the Parade would be held on May 28, 2018. She announced District III Advisory meeting on the 24th of January at City Hall in the back council chambers.
- **Mayor Nolen** – Stated that he is aware of the icy streets. He said that salt is not effective when it is a certain temperature. He said the pellets may be more effective but they are more expensive. He stated that the temperatures will be rising towards the end of the week and the

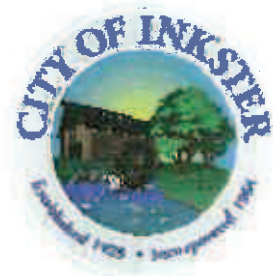
city will get the salt out. He announced Lunch with the Mayor on this Thursday. He lastly announced the State of the City to be held on February 1, 2018.

- **Mayor Pro-Tem Williams** – Thanked all Pastors that came to the city and provided prayer at the beginning of the City Council meetings. He stated he would like to see a RFQ for auditors. He lastly stated there are some very important elections coming and he would like for interested persons to sign up as precinct delegates. He asked anyone interested to see the City Clerk.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made
By Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm and carried,
the Regular Council meeting of January 16, 2018 was adjourned at 8:00 p.m.



Felicia Rutledge, City Clerk
City of Inkster

Allen Brothers
Attorneys & Counselors, PLLC
400 Monroe Street, Suite 620
Detroit, MI 48226-2963

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Page: 1
01/15/2018
Account No: 1897M

Attn: City Manager

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,000.00
Municipal Legal Services	\$3,900.00
Labor	\$2,137.50
Litigation	\$15,085.20
Total Invoice for January, 2018	\$27,122.70

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

Denise Champagne, Project Dir.

Tenure

- (Ex-Officio Member)

Rochelle Wells

Exp. 02/16/17

Audrey Jean Searcy

Exp. 01/17/19

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 02/01/18

Toni Bailey

Exp. 07/07/19

Dorothy Gardner

Exp. 01/17/20

Chuck Coleman

Exp. 02/01/18

Gabe Henderson

Exp. 02/01/18

Jean Liddell

Exp. 05/15/19

Patricia Donald

Exp. 07/06/17

Iris Love

Exp. 01/17/20

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 Miller

Exp. 02/06/2018

Gina Triplett (Alternate)

Exp. 03/06/18

Lenoria Warmack

Exp. 01/17/18

Celeste McDuffie

Exp. 02/06/18

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 05/16/18

Kathleen Gibbs

Exp. 02/06/19

Gabe Henderson

Exp. 05/16/18

Avis Love

Exp. 11/6/19

George Williams

Exp. 11/6/19

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

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Vacant

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Vacant

Vacant

Vacant

Vacant

Vacant

February 5, 2018

BUILDING AUTHORITY COMMISSION - *Inactive*

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

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

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Timothy Williams Ex-Official
Troy Seaton Dist. 1
Leon Houston Dist. 2
Charmaine Kennedy Dist. 3
Octavia Smith Dist. 4
Thelma Jean Overman Dist. 5
Dist. 6
Sandra Watley **Mayoral**
Steven Chisholm At-Large

Exp. 01/17/20
Exp. 06/19/22
Exp. 01/17/20
Exp. 07/03/20
Exp. 02/06/20
Exp. 01/04/19
Exp. 01/03/20
Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

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

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

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

Jim Wright (Building Contractor)
Deborah Owens (General Member)
Guy Borrusch General Member)
Dorsey Williams (Contractor)
James Garrett (Engineer)

Exp. 9/18 (1 Year Term)
Exp. 9/19 (2 Year Term)
Exp. 9/19 (2 Year Term)
Exp. 9/20 (3 Year Term)
Exp. 9/20 (3 Year Term)

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)		
- Tom Michelin		Exp. 04/19
– 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
Connie R. Mitchell		Tenure
Martha Theis		Exp. 01/14/18
Vacant		
Cynthia Adams (Secretary)		Exp. 01/14/18
Brittini Abiolu (Vice Chair)		Exp. 05/18/19
Peter Cimeot		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		Exp. 3/16/19
Uche Ndubuisi		Exp. 7/20/19

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
Bishop Walter Starghill, Jr.		Exp. 06/07/16
Winnie Nwankwo		Exp. 05/18/21
Akindele Akinyemi		Exp. 05/18/21
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
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

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)		

ELECTION COMMISSION

[Per the City Charter; Chapter 4; Section 4.1]

4 Year Term

Council Member (most votes)

City Attorney

Tenure

City Clerk

Tenure

Catherine Morris (Mayor and Council appointee)

Vacant (Mayor and Council appointee)

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

Caroline Smith

Exp. 12/21

Mable Stroman

Exp. 12/21

Ellis Clifton

Exp. 12/21

DaSalla Scott

Exp. 01/22 (Resident Housing)

George Williams

Exp. 12/21

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

Theola Jones

Dist. 1

Exp. 02/06/19

Rhoda Littles

Dist. 2

Exp. 02/06/19

Ruth E. Williams

Dist. 3

Exp. 02/06/19

Vacant

Dist. 4

Vacant

Dist. 5

Jean Liddell

Dist. 6

Exp. 09/18/19

George Mitchell

Exp. 10/16/19

LIBRARY BOARD

4 year term

Michael Wells

Exp. 2019

Akindede Akinyemi

Exp. 2019

DeAndra Crystal-Rikay Watley

Exp. 2019

Dosye A. Thompson

Exp. 2019

Emmereal Shawn Wells

Exp. 2019

Ruth E. Williams

Exp. 2019

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

Nell Harrison

Dist. 1

Exp. 3/21/18

Curtistine Barge

Dist. 2

Exp. 1/20/18

Brittini Abiolu

Dist. 3

Exp. 3/7/18

Olubisi B. Ajetunmobi

Dist. 4

Exp. 1/20/18

Vacant

Dist. 5

Barbara Cooper

Dist. 6

Exp. 5/2/18

Marie Jenkins

Mayoral

Exp. 1/20/18

February 5, 2018

LOCAL OFFICERS COMPENSATION COMMISSION

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

7 Year Term

7 Members

State Law and Ordinance 409

Lenoria Warmack

Exp. 10/17/2023

Thelma Jean Overman

Exp. 10/17/2023

Debra Owens

Exp. 10/17/2023

Ann Gross

Exp. 12/5/2023

Ronald Johnson

Exp. 12/19/2023

George Williams

Exp. 12/19/2023

Aaron Sims

Exp. 01/03/2024

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

John White	Dist. 1	Exp. 03/20/19
Opal Nolen	Dist. 2	Exp. 11/6/19
Vacant	Dist. 3	Exp. 09/15/16
Vernell Massey	Dist. 4	Exp. 12/01/16
Lenardo Gambrio	Dist. 5	Exp. 10/15/16
Connie R. Mitchell	Dist. 6	Exp. 09/05/19
Tonia Williams	Mayoral	Exp. 02/20/19
Shirley Hankerson	Mayoral	Exp. 05/01/19
Ned Sanders	Council	Exp. 07/07/19
Timothy Williams	?	Exp. 10/2/21

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18
Katrina Coats	Dist. 2	Exp. 3/7/18
Zeavean Johnson	Dist. 3	Exp. 3/7/18
William Grubbs	Dist. 4	Exp. 3/7/18
Taylor Todd	Dist. 5	Exp. 3/7/18
Demon Zimmerman	Dist. 6	Exp. 3/7/18
Tiwain Smlth	Mayoral	Exp. 3/7/18

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 (Council appointee)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Mack Willis	Exp. 2/20
James Garrett	Exp. 09/20
William Ratliff (Vice-Chair)	Exp. 04/19
Lynette Cain (Secretary)	Exp. 05/19
Steven Chisholm (Chair)	Exp. 04/19
Kim Faison	Exp. 01/21

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

Lorenzo A. Moner, Jr.	Mayoral	Exp. 12/17
Barry O'Bryan	Police Rep	
Jason Kaye	Fire Rep	
Sandra K. Watley	City Council Rep	Exp. 12/18
Velma Overman	Board of Trustee Rep	

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

February 5, 2018

Marcus Hendricks
Dennis Welslo

App. 02/18/13
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

Ruth E. Williams	Dist. 1	Exp. 02/15/19
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 04/03/20
James Cross	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs (S)	Dist. 4	Exp. 08/21/20
Vanola Williams	Dist. 5	Exp. 02/06/20
Norma McDaniel	Dist. 6	Exp. 10/05/18
Tom Michelin		Exp. 04/18/19

Nankin Transit

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

Mayor Pro-Tem Timothy Williams	Exp. Tenure
Denise Champagne, Community Appointee	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	Exp. Tenure
Clarence Oden (Alternate)	Exp. Tenure

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

Connie R. Mitchell	Tenure
Brittini Abiolu	Exp. 6/06/22
Avis Love	Exp. 03/20/23
Rerhi Onomake	Exp. 03/16/21
Dennis Weislow	Exp. 06/07/19
Charmaine Kennedy	Exp. 02/20/21
Mary Weislow (Treasurer)	Exp. 06/06/22
Winnie Nwankwo	Exp. 05/18/21
Akindele Akinyemi	Exp. 05/18/21

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
Darin Carrington, Treasurer	Tenure
Vacant Community	Tenure
Tonia C. Williams	Exp. 02/20/19
Dorothy Gardner	Exp. 11/6/20

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Byron Nolen – Mayor

Date: January 29, 2018

From: Felicia Rutledge, City Clerk

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consideration of a second reading and approval to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed by Commercial Businesses 2000 square feet or less.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval ☐

BACKGROUND INFORMATION

Citywide security options are in demand, as law enforcement and other city agencies seek to secure people and property vulnerable to criminal and/or terrorist activities. Video surveillance is an economical means of capturing such types of activities.

SCOPE OF SERVICES

To assist any enforcement division in the application of duties and to ensure enforcement authorization.

Best Practices for Surveillance Cameras:

Place cameras in areas advantageous to recording, but also be aware of the camera's safety.

JUSTIFICATION

- Cameras posted in high-traffic and risky areas can help reduce street crime and encourage more consumer traffic to stores and restaurants, increasing business and local revenue.
- Security cameras in public places can help reduce crime and vandalism, and assist law enforcement in apprehending criminals whose malfeasance is caught on camera.
- **Increased cooperation between businesses and government** – One unexpected benefit of surveillance cameras in public places is improved relationships between businesses and local governments.

To assist law enforcement agencies with the health, safety and welfare of the residents of the City of Inkster.

PROJECT OR IMPROVEMENT TASKS

Provide enforcement divisions with the ability to address issues involving such usage.

COSTS

N/A

PROJECT TIME TABLE

RESOLUTION

To approve a second reading and approval for an amendment to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed by Commercial Businesses 2000 square feet or less.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



ORDINANCE 866

THE CITY OF INKSTER ORDAINS:

The City of Inkster Business License Registration and Regulations

Proposed ordinance changes and additions:

123.01 TITLE.

This chapter shall be known as the City Business Registration regulations.
(Ord. 721, passed 5-3-93)

§ 123.02 PURPOSE.

All businesses shall be registered annually within the city:

(A) To assist the city with information to help provide:

- (1) More adequate police and fire protection;
- (2) More equal and equitable real and personal property taxation;
- (3) Better efficiency and economy in furnishing public utility services; and
- (4) More comprehensive and informed planning and zoning uses of land and structures.

(B) To establish a registry of businesses operating within the city for the general information of the public and for the promotion of the city.

(Ord. 721, passed 5-3-93)

§ 123.03 DEFINITION.

For the purpose of this chapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

BUSINESS. Any trade, occupation, work, commerce or other activity owned or operated for profit by any person within the city, except the word **BUSINESS** shall not include home occupations, as defined in [Chapter 155](#), Zoning Code.

(Ord. 721, passed 5-3-93)

§ 123.04 CERTIFICATION OF REGISTRATION.

(A) Requirement established. It shall be unlawful for any person to operate a business within the city without having first obtained a certificate of registration.

(B) Registration form. In order to register, the owner or operator of a business shall submit registration information on a form prepared by the City Clerk. The information on the registration form shall be true and accurate. The business and the person signing the form shall be responsible for the accuracy of the information.



CITY OF INKSTER

Felicia Rutledge, City Clerk/Chief of Staff
26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.9770

(C) Fees. The owner or operator of a business shall pay an annual fee for business registration. The registration fee shall be paid annually on or before December 31 of each year in an amount as may be set from time to time by resolution of the City Council.

(D) Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. Commercial businesses 2,000 square feet or less may use the “Sengled Snap Integrated HD Camera and Outdoor LED Floodlight” as an option for their primary security system. The Sengled Snap HD camera shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 24 hours of continuous operation. Commercial businesses over 2,000 square feet, as well as any size convenience store, liquor store, automobile service station, or medical marijuana facility shall use security cameras with a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. All commercial businesses must have an alarm system operated and monitored by a recognized security company.

(E) Prohibition. No certificate of registration shall be issued by the city clerk, whereupon written recommendation of any city department or official, the existing or proposed business would be illegal under any law or ordinance.

(F) Issuance of a certificate. Upon receipt of the form, and upon determining compliance with the requirements of this chapter, the City Clerk shall issue a certificate of registration for the current year.

(G) Duration. The certificate of registration shall be effective until the following December 31.

(H) Renewals. By November 1 of each year, every owner or operator of a business shall renew the registration information with the City Clerk by indicating with a signed statement that the information has not changed and is correct as of that date, or with the addition of whatever information is needed to correct the registration form.

(I) Issuance of a new certificate. If there is a necessity for the issuance of a new certificate due to a name change, or other reason, the City Clerk shall issue a new certificate of registration.

(J) Transfer. No certificate of registration may be transferred by the holder to any other person.

(K) Inspection. No certificate of registration shall be issued by the city until the place of business has been inspected. The city shall have the right of inspection of the premises to assure compliance with this chapter, either before or after the issuance of a certificate of registration.

(L) Display. The certificate of registration shall be prominently displayed in the place of business. (Ord. 721, passed 5-3-93) Penalty, see § [123.99](#)

§ 123.05 REVOCATION AND/OR SUSPENSION.

(A) Noncompliance. In the event of any noncompliance with the provisions of this chapter after a certificate of registration has been issued, the certificate may be revoked or suspended by order of the city until the noncompliance has been corrected as determined by the city.

(B) Written notice. Upon any revocation and/or suspension, the city shall notify in writing the business of the action taken and shall specify the nature of any violations.

(C) Hearing. Any business aggrieved of the action taken by the city may request a hearing before the Mayor to be held within 21 calendar days of the request.

(D) Final determination. The Mayor shall determine whether or not a violation has occurred, and if so, shall determine whether the revocation and/or suspension should be continued and, if so, under what conditions.



CITY OF INKSTER

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313.563.9770

(Ord. 721, passed 5-3-93)

§ 123.06 TERMINATION.

Any business covered by this chapter which is discontinued or terminated, shall notify the City Clerk to such effect personally or by certified mail, and when the discontinuance or termination is voluntary, such notice shall precede the same by 30 days.

(Ord. 721, passed 5-3-93)

§ 123.99 PENALTY.

Any person who shall violate any of the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than \$500 and costs of prosecution or by imprisonment for not more than 90 days, or both such fine and imprisonment.

(Ord. 721, passed 5-3-93)

REQUEST FOR COUNCIL ACTION

To: Byron Nolen – Mayor

Date: January 29, 2018

From: Felicia Rutledge, City Clerk

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consideration of a second reading and approval of amendments to the Inkster Code of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Current Action X Emergency Future

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

Mayor's Approval _____

BACKGROUND INFORMATION

Items addressed in this ordinance were not in use during the time any previous regulations were enacted.

SCOPE OF SERVICES

To assist any enforcement division in the application of duties and to ensure enforcement authorization

JUSTIFICATION

To update or inform when enforcement action is needed.

PROJECT OR IMPROVEMENT TASKS

Provide enforcement divisions with the ability to address issues involving such usage.

COSTS

N/A

PROJECT TIME TABLE

RESOLUTION

To approve a second reading and approval for amendments to the Inkster Code of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

ORDINANCE NO. ???
MURAL REGULATIONS

An ordinance to amend the code of the City of Inkster by adding a new Section to Chapter 155, Zoning Code, which new Section shall be designated as Section 155.253, Mural Regulations and which shall provide for the exercise of certain municipal powers of the City of Inkster to preserve the City's aesthetic appeal, to promote appropriate visual expression by defining what constitutes a mural, and to provide penalties for violation of the provisions thereof.

THE CITY OF INKSTER ORDAINS:

Amendment to Chapter 155, Zoning Code;

Chapter 155 of the City of Inkster Zoning Code is amended by adding Section 155.253 to provide as follows:

MURAL REGULATIONS

Sec. 155.253

A. Intent and objectives of section.

The intent of this section is to regulate the location, construction and manner of display of murals in order to preserve the aesthetic appeal of the city and to promote appropriate visual expression by defining what constitutes a mural and to provide penalties for violation of the provisions thereof. To achieve its intended purpose, this section has the following objectives:

- (1) Encourage the design and placement of private murals for public display that promote or enhance the character of the City;
- (2) Differentiate between signs, graffiti and murals.
- (3) Prevent visual expression that may be offensive, is of a political nature or is derogatory.

B. Definitions

The following words, terms and phrases, when used in the section, shall have the meanings ascribed to them herein, except where the context clearly indicates a different meaning:

Graffiti- writing or drawings that have been scribbled, scratched, or painted illicitly on a wall or other surface.

Mural is defined as:

Type 1: A design or representation which does not contain promotional or commercial advertising painted or drawn on a wall.

Type 2: An original, one-of-a-kind unique design or representation which contains limited references to the establishment, product, or service provided on the site which is painted or drawn on a wall on that site.

C. Murals

- 1) **Type 1** and **Type 2 Murals** are allowed only in the following zoning districts, subject to the restrictions set forth in this section:
 - a. B-1
 - b. B-2
 - c. B-3
- 2) Murals may not be placed on the primary façade of the structure. In instances in which the structure has two primary façades (at the intersection of two public streets), murals would not be placed on either façade.
- 3) Murals may only be placed directly on unimproved concrete, concrete block or brick façades. However, should the applicant desire to have a mural constructed off-site in moveable panels to be installed on said façade, the attachment of said panels must comply with applicable building codes, subject to required permits and inspection; must not cover window or door openings unless properly sealed in compliance with applicable building codes, the attachment devices must not compromise the structural integrity of the surface to which the panels are attached, and said panels must be securely attached to prevent failure due to weather conditions, vandalism or age.
- 4) Murals shall be maintained in good repair, free from peeling paint or damage due to age, weather, vandalism or the like. Failure to maintain a mural in good repair may result in notification by Ordinance Enforcement and, if necessary, appropriate enforcement action by the **City**, including recovery of related expenses for enforcement.
- 5) Prior to installation of a Mural, the property owner or tenant (with written permission of the property owner) shall apply for a determination of whether the proposed design or representation is a Sign, a Type 1 Mural or a Type 2 Mural and, if the proposed design or representations is a Type 2 Mural, whether it complies with the requirements of this section. The application with fee, as determined by **City** Council, shall be forwarded to the **City Administration** who shall conduct an administrative review of the application and design for compliance with this section.
- 6) Murals shall not contain words (in any language), symbols or representations that are obscene, offensive, of a political nature or are derogatory.
- 7) **The Mayor** may designate a three person review committee to review mural

design for compliance with this section. The committee, at its discretion, may refer the mural design to the Planning Commission for further review.

8) Following determination:

- a.** If the proposed design or representations is determined to be a sign, the applicant shall comply with all further review and requirements of Chapter **155.234**, Sign Regulations before creating or installing the sign.
- b.** If the proposed design or representation is determined to be a Type 1 Mural, no further review or action is necessary before creating or installing the mural.
- c.** If the proposed design or representations is determined to be a Type 2 Mural, the applicant shall obtain a determination of whether the Type 2 Mural complies with all requirements of this section before creating or installing the mural.

9) Type 2 Murals may be allowed if:

- a.** The graphics, words, and/or symbols referencing the establishment, product, or service are limited in scope and dominance, and not readily construed as commercial advertising. References must be subtle and integrated into the overall mural design.
- b.** The references to an establishment, product, or service are not to be in the form of traditional building signage. Traditional signs on the same wall will be reviewed separately under applicable sign requirements.
- c.** Where numbers of signs or maximum square footages apply to a particular location, a Mural shall not count as a Sign nor figure into the allowable Sign area.

- 10)** An aggrieved applicant may file an appeal to the Zoning Board of Appeals for review of a decision relating to a Mural. The Zoning Board of Appeals shall review the decision based on the criteria in **Section 155.275**.

Sec. 155.254 Penalties and Remedies for Violations

Any person found guilty of violating any provision of this ordinance shall be guilty of a

Misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than \$500 and costs of prosecution or by imprisonment of not more than 90 days, or both such fine and imprisonment.

In addition to the foregoing, any violation of this ordinance shall be deemed a nuisance permitting the City Council, its officers and/or agents, after proper posting of notice to take such action to cause the abatement of such nuisance at the owners/responsible parties expense.

Sec. 155.255 Severability

If any court of law of equity within the State of Michigan determines that any provision within this ordinance is unconstitutional, void, voidable, or unenforceable, the remaining provisions of the same section and other sections of this ordinance shall be deemed separate, distinct and valid in all respects from said provision.

Sec. 155.256 Repealer

All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are repealed.

Effective Date

This ordinance shall become effective thirty (30) days after its adoption.

To: Byron Nolen – Mayor **Date: January 29, 2018**

From: Felicia Rutledge, City Clerk **Date for Council Consideration: February 5, 2018**

ACTION REQUESTED: Consideration of a second reading and approval for amendments to the Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the method of use of collection bins to ensure appropriate locations.

Mayor's Approval _____

P35

ORDINANCE NO. ???

SECTIONS 1102.01 – 1102.11

AN ORDINANCE OF THE CITY OF INKSTER, MICHIGAN TO ADD TO CHAPTER -155.284, **SECTIONS 1102 – 1102.11**. TO THE INKSTER CODIFIED ORDINANCES BY PROVIDING REGULATIONS, PERMITTING AND PLACEMENT REQUIREMENTS FOR COLLECTION BINS.

THE CITY OF INKSTER ORDAINS:

SECTION 1, THAT CHAPTER 155.284 AND SECTIONS 1102 -1102.11 OF THE CODIFIED ORDINANCES OF THE CITY OF INKSTER, MICHIGAN, BE AND IS HEREBY ADDED TO READ AS FOLLOWS:

1102.01. PURPOSE.

THE PURPOSE OF THIS SECTION IS TO REGULATE COLLECTION BINS IN THE CITY OF INKSTER SO THAT THEY REMAIN CLEAN, SAFE AND DO NOT CREATE HAZARDS TO PEDESTRIANS, VEHICULAR TRAFFIC OR CREATE BLIGHT ISSUES.

1102.02. DEFINITIONS

AS USED IN SECTIONS 1102.01 – 1102.11 UNLESS OTHERWISE PROVIDED:

COLLECTION BINS: MEANS ANY CONTAINER, RECEPTACLE, OR SIMILAR DEVICE THAT IS LOCATED ON ANY PARCEL OR LOT OF RECORD WITHIN THE CITY AND THAT IS USED FOR SOLICITING AND COLLECTING THE RECEIPT OF CLOTHING, SMALL HOUSEHOLD ITEMS, OR OTHER SALVAGEABLE PERSONAL COLLECTION OF RECYCLABLE MATERIAL, ANY RUBBISH OR GARBAGE RECEPTACLE (EXCLUDE LARGE HOUSEHOLD ITEMS-APPLIANCES, BEDS, FURNITURE ETC.)

CODE COMPLIANCE OFFICER MEANS THE CODE COMPLIANCE SUPERVISOR OR HIS OR HER AUTHORIZED REPRESENTATIVE.

COLLECTION BIN OPERATOR MEANS A PERSON WHO OWNS, OPERATES, SUPERVISES OR OTHERWISE IS IN CONTROL OF COLLECTION BINS TO SOLICIT COLLECTIONS OF SALVAGEABLE PERSONAL PROPERTY.

PROPERTY OWNER: MEANS ANY PERSON, AGENT, FIRM OR CORPORATION HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY; OR RECORDED IN THE OFFICIAL RECORDS OF THE SITE, COUNTY OR MUNICIPALITY AS HOLDING TITLE TO THE PROPERTY.

CODE OF ORDINANCE ENFORCEMENT DEPARTMENT: MEANS THE ORDINANCE DEPARTMENT OR HIS OR HER REPRESENTATIVE.

REAR PROPERTY: MEANS A LOT, PLOT OR PARCEL OF LAND RECORDED AND LOCATED IN THE CITY OR INKSTER.

1102.3 PERMIT REQUIRED.

NO PERSON OR ENTITY SHALL CAUSE OR PERMIT THE INSTALLATION OR PLACEMENT OF A COLLECTION BIN UPON ANY REAL PROPERTY LOCATED WITHIN THE CITY OF INKSTER, WHETHER PUBLIC OR PRIVATE, WITHOUT FIRST OBTAINING AN ANNUAL PERMIT FROM THE CITY CLERK. **THE CITY RESERVES THE RIGHT TO DENY OR ISSUE A BIN PERMIT.**

1102.4 PERMIT APPLICATION.

(A) AN APPLICATION FOR A COLLECTION BIN PERMIT, AS REQUIRED BY SECTION 1102.03 SHALL BE MADE TO THE CITY CLERK UPON FORMS PROVIDED BY THE CITY, SUCH APPLICATION SHALL BE FILED WITH THE CITY CLERK NOT LESS THAN 30 DAYS PRIOR TO DATE THAT THE COLLECTION BIN IS PLACED ON REAL PROPERTY. ONE ANNUAL PERMIT IS REQUIRED FOR EACH COLLECTION BIN. THE APPLICATION SHALL CONTAIN THE FOLLOWING INFORMATION:

(1) AN AFFIDAVIT AND ACKNOWLEDGMENT FROM THE PROPERTY OWNER, GIVING WRITTEN PERMISSION TO PLACE A COLLECTION BIN ON THE PROPERTY OWNER'S REAL PROPERTY, AS WELL AS AN ACKNOWLEDGMENT OF RECEIPT OF A COPY OF THIS CHAPTER, AND A SIGNED STATEMENT AGREEING TO OBEY ALL OF ITS REQUIREMENTS.

(2) A RENDERING INDICATING THE PLACEMENT OF THE COLLECTION BIN, IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 1102.7

(3) THE NAME, ADDRESS, TELEPHONE NUMBER AND E-MAIL ADDRESS OF THE APPLICANT, PROPERTY OWNER AND COLLECTION BIN OPERATOR.

(4) THE NAME, ADDRESS, TELEPHONE NUMBER AND E-MAIL ADDRESS OF THE AGENT OR PERSON WHO WILL BE AVAILABLE DURING REGULAR BUSINESS HOURS AND WILL BE RESPONSIBLE FOR COMPLIANCE.

(5) A PHOTOGRAPH OF THE COLLECTION BIN TO BE INSTALLED.

(6) THE NUMBER TO A TWENTY-FOUR (24) HOUR HOTLINE FOR OVERFLOW EVENTS.

(7) A NONREFUNDABLE FEE DETERMINED BY RESOLUTION AS SET BY CITY COUNCIL.

(8) A COPY OF THE LICENSE AND REGISTRTION FROM THE STATE OF MICHIGAN UNDER THE MICHIGAN CONSUMER PROTECTION ACT AND THE CHARITABLE ORGANIZATION A SOLICITATIONS ACT IF STATUTORILY REQUIRED.

(9) A COPY OF APPLICANTS PHOTO ID SHALL ACCOMPANY EVERY APPLICATION.

(B) IN ORDER TO BRING EXISTING COLLECTION BINS INTO COMPLIANCE WITH THIS SECTION, COLLECTION BIN OPERATORS, OF EXISTING COLLECTION BINS, SHALL HAVE FIFTEEN (15) DAYS FOR THE ADOPTION OF THIS CHAPTER TO SUBMIT A PERMIT APPLICATION TO THE CITY CLERK.

1102.5. PERMIT FORM, EFFECTIVE PERIODS AND RENEWAL.

THE CITY CLERK SHALL ISSUE A PERMIT FOR COMPLIANT COLLECTION BINS THAT CONFORM TO THE FOLLOWING:

(1) A COLLECTION BIN PERMIT IS VALID FOR A ONE (1) YEAR PERIOD. THE RENEWAL APPLICATION MUST BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE CURRENT PERMIT EXPIRES.

- (2) IF THE PERMIT EXPIRES AND THE PERMIT IS NOT RENEWED, THE COLLECTION BIN MUST BE REMOVED FROM THE REAL PROPERTY WITHIN A MAXIMUM OF TEN (10) DAYS AFTER EXPIRATION OF THE PERMIT.

1102.6 PERMITTED LOCATIONS.

(1) COLLECTION BINS ARE ALLOWED IN THE CITY IN THE "RM" 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.

(2) COLLECTION BINS SHALL NOT BE LOCATED WITHIN 500 FT. FROM ANOTHER COLLECTION BIN AS MEASURED ALONG A STRAIGHT LINE FROM ONE BOX TO THE OTHER. FINAL APPROVAL BY MAYOR/CITY COUNCIL.

1102.7 STANDARDS FOR BIN AND SURROUNDING AREA.

COLLECTION BINS SHALL CONFORM TO THE FOLLOWING STANDARDS:

- (1) COLLECTION BINS SHALL BE MAINTAINED IN GOOD CONDITION AND APPEARANCE WITH NO STRUCTURAL DAMAGE, HOLES OR VISIBLE RUST AND SHALL BE FREE OF GRAFFITI.
- (2) COLLECTION BINS ARE REQUIRED TO BE PLACED ON A PAVED OR CONCRETE SURFACE, COLLECTION BINS MUST BE LEVEL AND STABLE.
- (3) COLLECTION BINS SHALL BE LOCKED AND BE EQUIPPED WITH A SECURE SAFETY CHUTE SO CONTENTS CANNOT BE ACCESSED BY ANYONE OTHER THAN THOSE RESPONSIBLE FOR THE RETRIEVAL OF CONTENTS.
- (4) THE COLLECTION BINS SHALL BE EMPTIED WITH SUCH FREQUENCY AND REGULARITY AS TO ENSURE THAT IT DOES NOT OVERFLOW AND MATERIALS DO NOT ACCUMULATE OUTSIDE THE COLLECTION BIN.
- (5) THE COLLECTION BIN OPERATOR AND PROPERTY OWNER SHALL MAINTAIN, OR CAUSE TO BE MAINTAINED, THE AREA SURROUNDING THE BINS FREE FROM ANY OVERFLOW COLLECTION ITEMS, FURNITURE, RUBBISH, DEBRIS, HAZARDOUS MATERIALS, AND NOXIOUS ODORS. TO THE EXTENT PROVIDED BY LAW, THE COLLECTION BIN OPERATOR AND/OR PROPERTY OWNER SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE CITY'S COST TO ABATE NUISANCE.
- (6) COLLECTION BINS SHALL BE LOCATED ON A PARCEL WHERE THERE IS A FUNCTIONING AND PERMITTED USE, COLLECTION BINS SHALL NOT BE PERMITTED:
 - (A) ON ANY LAND USED OR ZONED RESIDENTIAL;
 - (B) ON ANY UNIMPROVED PARCEL
 - (C) WHERE THE PRINCIPAL USE OF THE LAND HAS BEEN CLOSED OR UNOCCUPIED FOR MORE THAN THIRTY (30) DAYS.
- (7) FOUR (4) COLLECTION BINS ON A SINGLE LOT OF RECORD IS ALLOWED.

- (8) THE TOTAL SIZE OF A COLLECTION BIN IS LIMITED TO A MAXIMUM DIMENSION OF 5X5X7.
- (9) COLLECTION BINS SHALL NOT CAUSE A VISUAL OBSTRUCTION, AS DETERMINED BY THE TRANSPORTATION ENGINEER, CITY ENGINEER OR DIRECTOR OF PUBLIC SERVICE DEPARTMENT, TO VEHICULAR OR PEDESTRIAN TRAFFIC.
- (10) NO COLLECTION BIN SHALL BE PLACED CLOSER THAN FIVE FEET FROM:
- (I) A PUBLIC OR PRIVATE SIDEWALK EXCEPT THAT THIS PROVISION DOES NOT APPLY TO A PRIVATE SIDEWALK AS LONG AS THE PRIVATE SIDEWALK MAINTAINS A FIVE-FOOT CLEARANCE;
 - (II) A PUBLIC RIGHT – OF – WAY;
 - (III) A DRIVEWAY; OR
 - (IV) A SIDE OR REAR PROPERTY LINE OF ADJACENT PROPERTY USED FOR RESIDENTIAL PUBLIC
- (11) COLLECTION BINS SHALL NOT BE PLACED IN A DESIGNATED FIRE LANE, IN OR ADJACENT TO A HANDICAP PARKING SPACE, OR BLOCK A BUILDING ENTRANCE OR EXIT.
- (12) COLLECTION BINS SHALL BE MADE OF DURABLE METAL OR UV RESISTANT MOLDED HARD PLASTIC OR FIBERGLASS MATERIAL THAT IS FIRE RESISTANT OR FIRE PROOF.

1102.08 IDENTIFICATION OF COLLECTION BINS.

- (A) COLLECTION BINS SHALL HAVE SIGNAGE ON EACH BIN THAT IDENTIFIES THE NAME, MAILING ADDRESS, EMAIL ADDRESS, WEBSITE AND PHONE NUMBER OF THE COLLECTION BIN OPERATOR. THE COLLECTION BIN SIGNAGE MAY INCLUDE A COMPANY LOGO. TOTAL SIGN AREA ON THE COLLECTION BIN SIGNAGE MAY NOT EXCEED 6 SQUARE FEET PER SIDE. THE FONT SIZE USED ON THE SIGN SHALL NOT BE LESS THAN 1 INCH IN HEIGHT.
- (B) THE COLLECTION BIN MUST PROMINENTLY DISPLAY AT ALL TIMES A READABLE PERMIT IDENTIFICATION STICKER PROVIDED BY THE CITY.

1102.09 PERMIT REVOCATION, REMOVAL OF COLLECTION BINS AND LIABILITY.

- (A) IF THE PUBLIC SERVICE DEPARTMENT AND/OR CODE ENFORCEMENT OFFICE DETERMINES THAT COLLECTION BIN HAS BEEN PLACED OR IS BEING MAINTAINED IN VIOLATION OF THIS CHAPTER, A CORRECTION NOTICE SHALL BE SENT BY REGULAR UNITED STATES MAIL TO THE COLLECTION BIN OPERATOR AND PROPERTY OWNER OF THE REAL PROPERTY ON WHICH THE COLLECTION BIN HAS BEEN PLACED, AS SHOWN ON THE MOST RECENT PERMIT APPLICATION. IN THE EVENT THERE IS NOT ON FILE A PERMIT APPLICATION MADE FOR THE COLLECTION BIN WITHIN 24 MONTHS IMMEDIATELY PRECEDING THE DATE OF VIOLATION, THE CORRECTION NOTICE SHALL BE SENT TO THE REAL PROPERTY TAX PAYER OF RECORD IN THE ASSESSOR'S OFFICE. THE CORRECTION NOTICE SHALL DESCRIBE THE OFFENDING CONDITION BE CORRECTED WITHIN SEVEN (7) CALENDAR DAYS AFTER MAILING.

(B) IF THE OFFENDING CONDITION IS NOT CORRECTED OR ABATED WITHIN SEVEN (7) CALENDAR DAYS AFTER MAILING, THE CITY OR THE CITY'S CONTRACTOR SHALL CLEAN-UP THE COLLECTION BIN AREA.

(C) ALL COSTS INCURRED BY THE CITY OR THE CITY'S CONTRACTOR ASSOCIATED WITH THE CORRECTION OR ABATEMENT OF A COLLECTION BIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND COLLECTION BIN OWNER. IF SUCH OBLIGATION IS NOT PAID WITHIN THIRTY (30) DAYS AFTER MAILING OF A BILLING OF COSTS TO THE PROPERTY OWNER, THE CITY MAY PLACE A LEIN UPON SUCH REAL PROPERTY ENFORCEABLE AS A TAX LEIN IN THE MANNER PRESCRIBED BY THE GENERAL LAWS OF THIS STATE AGAINST THE PROPERTY AND COLLECTED AS IN THE CASE OF GENERAL PROPERTY TAX. IF THE SAME IS NOT PAID PRIOR TO THE PREPARATION OF THE NEXT ASSESSMENT ROLL OF THE CITY, THE AMOUNT SHALL BE ASSESSED AS A SPECIAL TAX AGAINST SUCH PREMISES ON THE NEXT ASSESSMENT ROLL AND COLLECTED THERE UNDER.

(D) THE CITY CLERK SHALL HAVE THE RIGHT TO REVOKE ANY PERMIT ISSUED HERE UNDER IF:

(1) OFFENDING CONDITIONS CITED IN A CORRECTION NOTICE ARE NOT CORRECTED OR ABATED WITHIN SEVEN (7) DAYS AFTER MAILING,

(2) PLACEMENT OR CONDITIONS OF THE BIN OR SURROUNDING AREA VIOLATE ANY APPLICABLE STATE OR FEDERAL LAW.

(3) ANY GOVERNMENTAL AUTHORITY OR AGENCY DETERMINES THAT THE COLLECTION BIN HAS VIOLATED THE MICHIGAN CONSUMER PROTECTION ACT AND/OR THE CHARITABLE ORGANIZATIONS AND SOLOCITATIONS ACT OR OTHER STATUTES ENACTED THAT REGULATE OR GOVERN COLLECTION BINS.

(E) UPON REVOCATION OF PERMIT ISSUED PURSUANT TO THIS CHAPTER, THE COLLECTION BIN SHALL BE REMOVED FROM THE REAL PROPERTY WITHIN TEN (10) CALENDAR DAYS AND, IF NOT SO REMOVED WITHIN THE TIME PERIOD, THE CITY OR THE CITY'S CONTRACTOR MAY REMOVE, STORE OR DISPOSE OF THE COLLECTION BIN.

(F) ALL COSTS INCURRED BY THE CITY OR THE CITY'S CONTRACTOR'S ASSOCIATED WITH REMOVAL, STORAGE OR DISPOSAL OF A COLLECTION BIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND COLLECTION BIN OWNER. IF SUCH OBLIGATION IS NOT PAID WITHIN THIRTY (30) DAYS AFTER MAILING OF A BILLING OF COSTS TO THE PROPERTY OWNER, THE CITY MAY PLACE A LEIN UPON SUCH REAL PROPERTY ENFORCEABLE AS A TAX LEIN IN THE MANNER PRESCRIBED BY THE GENERAL LAWS OF THIS STATE AGAINST THE PROPERTY AND COLLECTED AS IN THE CASE OF GENERAL PROPERTY TAX. IF THE SAME IS NOT PAID PRIOR TO THE PREPARATION OF THE NEXT ASSESMENT ROLL OF THE CITY, THE AMOUNT SHALL BE ASSESSED AS A SPECIAL TAX AGAINST SUCH PREMISES ON THE NEXT ASSESSMENT ROLL AND COLLECTED THEREUNDER.

(G) IF A COLLECTION BIN PERMIT IS REVOKED, THE COLLECTION BIN OPERATOR SHALL NOT BE ELIGIBLE FOR A NEW PERMIT FOR ONE YEAR FROM THE DATE OF REVOCATION.

1102.10 APPEAL TO THE MAYOR/CITY COUNCIL.

ANY PERSON AGGRIEVED BY THE DECISION RENDERED BY THE CITY CLERK IN GRANTING OR DENYING AN APPLICATION FOR A PERMIT UNDER THIS ARTICLE OR IN REVOKING A PERMIT ISSUED UNDER THIS ARTICLE MAY APPEAL THAT DECISION TO THE CITY COUNCIL. THE PUBLIC SERVICE DEPARTMENT SHALL MAKE WRITTEN FINDINGS OF FACT IN SUPPORT OF ANY LICENSE REVOCATION. THE APPEAL SHALL BE MADE BY FILING A WRITTEN REQUEST WITH THE CITY CLERK SETTING FORTH THE GROUNDS FOR THE APPEAL NOT LATER THAN TEN (10) DAYS AFTER RECEIVING NOTICE OF THE REVOCATION BY THE CITY CLERK. IN THE EVENT THAT THE WRITTEN REQUEST IS FILED WITH THE CITY CLERK, CITY COUNCIL SHALL HOLD A PUBLIC HEARING TO AFFIRM OR MODIFY THE DECISION OF THE CITY CLERK. THE DETERMINATION BY CITY COUNCIL SHALL BE FINAL. SUBJECT TO APPEAL TO A COURT OF COMPETENT JURISDICTION.

1102.11 PENALTY AND REMEDIES.

(A) IN ADDITION TO REVOCATION OF PERMIT PURSUANT TO SECTION 1102.09, ANY PERSON VIOLATING THE PROVISIONS OF THIS ARTICLE IS GUILTY OF A MUNICIPAL CIVIL INFRACTION; WITH THE PENALTIES AND FINES TO BE DETERMINED BY CITY COUNCIL PURSUANT TO THE CITY OF INKSTER'S SCHEDULE OF FINES AND PENALTIES

(B) IN ADDITION TO THE PENALTY PROVIDED IN SUBSECTION (A) OF THIS SECTION, ANY CONDITION CAUSED OR PERMITTED TO EXIST IN VIOLATION OF THE PROVISIONS OF THIS CHAPTER, OR ANY ORDINANCE, SHALL BE DEEMED A NEW AND SEPARATE OFFENSE FOR EACH DAY THAT SUCH CONDITION CONTINUES TO EXIST.

(C) NOTHING IN THIS CHAPTER SHALL PREVENT THE CITY FROM PURSUING ANY OTHER REMEDY PROVIDED BY LAW IN CONJUNCTION WITH OR IN LIEU OF PROSECUTING PERSONS UNDER THIS SECTION FOR VIOLATION OF THIS CHAPTER.

(D) THE COLLECTION BIN OPERATOR AND REAL PROPERTY OWNER SHALL BE HELD JOINTLY AND SEVERALLY LIABLE FOR EACH VIOLATION AND FOR PAYMENT OF ANY FINES AND COSTS.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council.

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 31, 2018

From: Adrianna Jordan
City Planner

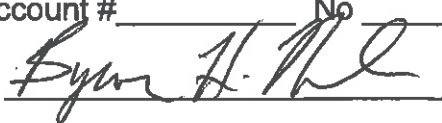
Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Council to consider a resolution to waive the \$1,750 site plan review fee for the Leanna Hicks Inkster Public Library's relocation to the former Chase Bank building at 27020 Michigan Avenue.

Current Action ☒X_____ Emergency _____ Future _____

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

Mayor's Approval



BACKGROUND INFORMATION

On Monday, January 15th (Martin Luther King Jr. Holiday), the Leanna Hicks Public Library and the former City Hall both flooded. Due to the flooding, the library suffered irreparable damage to its facilities, including its mechanical and electrical systems. Please see attached letters for more information about the extent of the flood damage.

In light of this, the library intends to move into the former Chase Bank Building located at 27020 Michigan Avenue as soon as possible. As part of this relocation and re-occupancy process, the subject property is required to go through a site plan review to confirm that it is in compliance with the provisions of the City's zoning ordinance. Normally, a site plan review costs \$1,750 for an applicant. However, given that the library is an essential city institution paid for by Inkster's tax payers, we are requesting that City Council consider waiving any fees associated with the site plan review for 27020 Michigan Avenue.



CITY OF INKSTER
Byron Nolen, Mayor
26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4234

January 29, 2018

Donna Sherrill, Director
Inkster Public Library
2005 Inkster Rd.
Inkster, Michigan 48141

RE: The Library Lease Agreement

Dear Ms. Sherrill:

As you are aware the building that the Inkster Public Library is leasing from the city of Inkster has flooded in the basement which makes it uninhabitable. Given the age and other maintenance problems the building is having, the city has decided not to fix the building. The long term plan is to redevelop the old city hall area which includes demolishing of the library building. Please advise us as to when you will be able to remove all of your personal property that is in the building. We will honor your request and refund all rent paid up to the day of the flood. The city is terminating the remainder of the lease agreement.

If you have any questions, please contact me. Thank you for your time and attention.

Sincerely,

Byron H. Nolen
Mayor, City of Inkster



January 29, 2018
Jerome Bivins
City of Inkster
26900 Princeton Ave
Inkster, Mi. 48141

Subject: Library Basement Flooding Issues

Dear Jerome;

Myself and my technician Brian Williams did visit and inspect the Library and old City Hall looking into what damages have occurred with flooding of both buildings .

First thing we noticed was water level in the Library was approximately 4-5 feet and affected all mechanical equipment located down there. Following items that were under water:

1. Boiler, burners, and controls
2. Air Conditioning compressor and controls
3. Air Compressor and controls
4. Air handler

All insulation in air handler will require removal and replacement

Air conditioning compressor controls will require replacement

The boiler would require replacement

Electrical panels might require replacement

Asbestos pipe insulation ?????????

This whole area will require everything that was under water professionally cleaned, disinfected , and possibly be treated for mold issues .



January 30, 2018

Jerome Bivins, DPS Director
City of Inkster
26900 Princeton
Inkster, MI 48141

RE: "Extension of: Contract for Residential and Small Business Refuse and Compost Pick Up"

Dear Mr. Bivins,

On behalf of Republic Services of Southeast Michigan (Legal Entity: Allied Waste Systems, Inc.), I would like to thank you for the strong partnership and professional relationship that Republic has developed with the City of Inkster over our years of service to your community. It has been a pleasure and an honor to work with Inkster for many years and I look forward to many more years working with the City.

Based on our recent conversation, Republic Services would like to offer a short term extension of the existing contract which is set to expire at the end of February. Republic Services will offer to extend the current contract and its associated addendums through June 30, 2018 as you have requested. Items that are free services or which are paid through an annual basis will be adjusted based on the numbers of months of the extension (ie: free roll off dumpsters, seasonal compost service, etc.).

Again, I appreciate the professional working relationship that we have shared with the City of Inkster over the years. I look forward continuing our services for many years to come. Should you require additional information or clarification, please feel free to contact me at: (734) 727-2158.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Cabauatan".

Scott Cabauatan
Municipal Services Manager

5400 Cogswell
Wayne, MI 48184

(734) 727-2158 Office
(734) 727-2194 Fax
www.republicservices.com

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: January 31, 2018

From: Jerome Bivins, DPS Director Date for Council's Consideration: February 5, 2018

ACTION REQUESTED: The Administration is requesting approval to extended Republic Waste current contract until the end of this fiscal year. See attached agreement request.

Current Action ☒ X Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # _____ No ☐ N/A ☐
Mayor's Approval _____

BACKGROUND:

The City current contract with Republic Waste will expire on February 28, 2018, Republic Waste has been hauling rubbish sent 2008. The request for extension from the Administration is come before this bodied to allow the City to request seal bids this upcoming spring, as we are looking into partnering with a rubbish hauler who can provide routine rubbish pick-up, curve side recycling and developing a partnership with the City in educating our residents in ways we can address the blight issues we faces in our community.

SCOPE OF SERVICES:

To allow the City to request seal bid for rubbish hauling and partnering with City in addressing our blight issues, and curve side recycling.

JUSTIFICATION:

The current contract expire February 28, 2018 we are proceed with obtaining bid

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

PROJECTED TIME TABLE:

Upon approval the extending will begin March 1, 2018-June 30, 2018

RESOLUTION:

Authorization is hereby given to administration to approve the contract extend for Republic Waste until the end of this fiscal year.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

RESOLUTION:

Authorization is hereby given for the City's Board of Review to use the proposed Hardship Exemption Application and to adopt the Income Guidelines for purposes of the Hardship Appeals for the 2017 Board of Review

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

POVERTY EXEMPTION APPLICATION

Dear Homeowner:

As you recently requested, enclosed is The City Of Inkster's Poverty Exemption Application along with a copy of the current Poverty Exemption Policy.

Please review the policy's income and asset limitations to be sure that you are eligible for consideration.

If you wish to apply, submit your completed application to the Assessor's office by March 14, 2018.

Your application will not be considered complete unless ALL required supporting documentation is included, therefore please review the policy and application thoroughly. (Photocopying is available in our office.)

After we have received your completed application, an appointment will be scheduled for you to appear before the Board of Review. (All applicants must appear before the Board of Review in person, unless a written medical excuse is provided by their doctor at the time their application is submitted.)

If you have any questions, please do not hesitate to call our office at 313-563-4267

Respectfully,

City Of Inkster Assessor's Office

City of Inkster
Board of Review Guidelines
For Hardship Appeals (Updated January, 2018)

To be eligible for a poverty exemption, a person shall annually:

1. Own and occupy the property as a homestead as required by law, and provide evidence of ownership.
2. File the approved form provided by the City.
3. Submit proper identification, copies of federal and state income tax returns for all person(s) residing in the homestead as well as copies of any property tax credit returns, as required by law. Or, if tax returns filings are not required, an affidavit in a form prescribed by the state tax commission may be accepted.
4. The household income (including all persons residing in the homestead) shall meet the federal poverty income standards as defined and determined annually by the United States Office of Management and Budget. In cases where household income meets the federal standard, the assessment / taxable value shall be adjusted so the out-of-pocket property tax, as best estimated based on the previous year's millage rate and after deducting the applicable state property tax refund, equals five percent (5%) of the household income for those applicants under 65 years of age, and three percent (3%) for those applicants over 65 years of age.
5. Income included as household income shall be from any and all sources and shall include all dependents and occupants. (Examples of income include but are not limited to, types such as salary state or federal aid, alimony, social security, pension and insurance benefits, return on investments, savings, and any other forms of compensation received).

Number of Persons Residing in Homestead	Poverty Income Standards
1	\$12,060
2	\$16,240
3	\$20,420
4	\$24,600
5	\$28,780
6	\$32,960
7	\$37,140
8	\$41,320
For Each Additional Person Add	\$4,180

6. The total of all household assets, not including the value of the subject property shall not exceed \$25,000.

7. The Board of Review may waive the income limits for a household that exceed the federal poverty income standards but who have expenses beyond the ordinary scope of expected costs which are severe and unavoidable, such as unusually high health care costs not covered by insurance. In such scenarios, the state equalized value may be reduced to zero (0).
8. In cases where the Board of Review deviates from the income limits for substantial and compelling reasons, such as described above in number 7, these reasons will be noted on the petition and communicated in writing to the claimant. Such reasons will be properly documented.
9. In no case will the Board of Review approve an assessment reduction without the necessary and required documentation.

2018 City of Inkster Poverty Exemption Application

FOR OFFICE USE ONLY:

Parcel# _____ School District _____ Petition No. _____
 Assessed Value _____ Taxable Value _____ HS _____

PETITIONER INFORMATION

DATE OF BIRTH _____

Phone _____

Yourself: _____ Daytime: _____

Spouse: _____ Evening: _____

Marital Status

Married _____ yrs.

Separated _____ yrs.

Widowed _____ yrs.

Divorced _____ yrs. **A copy of your judgment of divorce is required*

Single _____

Property Address for Which Relief is Being Sought: _____

How Many Years Have You Resided at This Address? _____

OTHER OCCUPANTS/CO-OWNER INFORMATION

List each individual currently living in your household *other than yourself and your spouse*,
also list any co-owners who are not living in your household:

Name				
Age				
Relationship				
Occupation				
2017 Income	\$ _____	\$ _____	\$ _____	\$ _____
Household Contribution?	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Claimed as a Dependent?	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

EMPLOYMENT INFORMATION

(If not currently employed, indicate most recent employment)

Occupation (Yourself): _____

Employer: _____ Ph: _____

Address: _____

☐ Employed Full-time # of Years: _____

☐ Employed Part-time # of Years: _____ Average number of Hours Worked per Week: _____

☐ Retired # of Years: _____ Are you receiving Social Security? Yes No Pension? Yes No

☐ Disabled # of Years: _____ Are you receiving S.S.I. or other Disability Benefits? Yes No

☐ Laid-Off # of Years: _____ Anticipated Call Back Date (if known): _____

☐ Unemployed # of Years: _____ Are you receiving Unemployment Compensation? Yes No

When do the Unemployment Benefits Expire? _____

Occupation (Spouse): _____

Employer: _____ Ph: _____

Address: _____

☐ Employed Full-time # of Years: _____

☐ Employed Part-time # of Years: _____ Average number of Hours Worked per Week: _____

☐ Retired # of Years: _____ Are you receiving Social Security? Yes No Pension? Yes No

☐ Disabled # of Years: _____ Are you receiving S.S.I. or other Disability Benefits? Yes No

☐ Laid-Off # of Years: _____ Anticipated Call Back Date (if known): _____

☐ Unemployed # of Years: _____ Are you receiving Unemployment Compensation? Yes No

When do these Unemployment Benefits Expire? _____

HEALTH INFORMATION

Describe any disabilities or health problems that impact your employment &/or financial situation:

ASSET INFORMATION

What are the current assets of all individuals living in your household, as well as any co-owners who are not living in your household?

ENTER \$0 IF NONE

Cash		\$	
Checking Accounts		\$	
Saving Accounts/Certificates of Deposit/Money Market Accounts		\$	
Stocks/Bonds/Treasury Bills/Mutual Funds		\$	
IRA's/Keoghs/Annuities/401K's/Deferred Compensation Plans		\$	
Life Insurance (Cash Value)		\$	
Vacation Property/Rental Property/Co-Owner's Home		\$	
Personal Property Held as an investment (i.e. Jewelry, Coins, etc.)		\$	
Other		\$	
Cars/Boats/RV's/etc.	#1	#2	#3
Make/Model			
Year			
Estimated Value			
Balance Owed			

LIABILITY INFORMATION

What are the current liabilities of all individuals living in your household? And to who are they paid? (Indicate the average monthly bill.)

ENTER \$0 IF NONE

Mortgage Payment (A copy of your mortgage payment coupon or land contract is required)	\$
Car Payment	\$
Medical Bills	\$
Telephone	\$
Heat	\$
Electrical	\$
Cable	\$
Water	\$
Other	\$

If you purchased this home in the past five years, do you have a Mortgage? () Yes () No

****IMPORTANT:** If the answer is YES, a copy of your "Uniform Residential Loan Application" is required.

(This document should have been provided to you at your closing. If you are unable to locate it, you will need to obtain a copy from your mortgage company.)

INCOME SUMMARY

Include all taxable and nontaxable income for all individuals living in your household as well as any co-owners who are not living in your household. (Please use a separate line for each person's figures.)

	2018 Anticipated	2017 Total	Current Monthly Amount
Wages, Salaries, Tips, etc.	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
Pensions	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
Social Security Benefits	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
S.S.I. Benefits	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
F.I.P./D.H.S. Benefits	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
Unemployment Compensation	\$	\$	\$
Disability Benefits (other than S.S.I.)	\$	\$	\$
Workmen's Compensation	\$	\$	\$
Alimony	\$	\$	\$
Child Support	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
Other Income or Financial Assistance	\$	\$	\$
of Any Kind (Specify the Source)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$

ADDITIONAL INFORMATION

Describe what other forms of financial assistance you have attempted to obtain, specifically, what other charitable organizations have you sought relief from?

FINAL COMMENTS

If there is any other information you would like the Board to be aware of, please use this space:

IMPORTANT

INCOME & ASSET VERIFICATION

Attach photocopies of the following documents for each individual currently residing in the household, as well as any co-owners who are not residing in the household:

**Most recent Statement of Account for every asset account each individual has
(Checking, Savings, IRA's, Investments, etc.)**

2017 Michigan Homestead Property Tax Credit Claim* (MI1040CR or 1040CR-2)

2017 Michigan Income Tax Return* (MI-1040)

2017 Federal Income Tax Return* (Federal 1040 or 1040A)

***You must also provide the documents that substantiate each of the
dollar figures listed on the above tax forms, such as:**

**W-2 Forms, Social Security Benefit Statements, FIA Benefit Statements,
Workmen's Compensation Benefit Statements, Interest Income Statements,
Dividend Income Statements, Pension Benefit Statements, SSI Benefit Statements,
Public Assistance Benefit Statements, General Assistance Benefit Statements,
Child Support Documentation, Alimony Documentation, etc.**

THE APPLICATION PROCESS

- 1) Bring your completed application to the Assessor's Office no later than the deadline date mentioned on the cover letter you received.**
- 2) Your application will not be considered complete unless you have provided all required supporting documentation, as referred to in the gray shaded areas on this application. (Photocopying service is available at the Assessor's Office.)**
- 3) After we have received your completed application, an appointment will be scheduled for you to appear before the Board of Review.**
- 4) All applicants must appear before the Board of Review in person, unless a written medical excuse is provided by their doctor at the time their application is submitted.**

PLEASE READ CAREFULLY:

I/We, am/are unable to pay the full property taxes on the above described property in accordance with section 211.7u Michigan Compiled Laws. I/We have read this application and fully understand the contents thereof. I/We declare that the statements made herein are complete, true, and correct to the best of my/our knowledge. I/We further understand that if any information contained herein is found to be false or incomplete, any and all relief granted by this application will be forfeited and placed back on the assessment roll with penalties and interest occurring on the additional tax liability in accordance with Section 211.119 Michigan Compiled Laws.

***** WARNING:** A person making a false statement on this affidavit is guilty of perjury.

Relative to the above stated acknowledgment, I request the City of Inkster Board of Review grant this poverty exemption.

PETITIONER(S) SIGNATURE(S):

CO-OWNER(S) SIGNATURE(S)



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

NICK A. KHOURI
STATE TREASURER

**BULLETIN NO. 24 of 2017
CHANGES FOR 2018
November 28, 2017**

TO: Assessors
Equalization Directors

FROM: State Tax Commission (STC)

RE: **PROCEDURAL CHANGES FOR THE 2018 ASSESSMENT YEAR**

The purpose of this Bulletin is to provide information on statutory changes or procedural changes for the 2018 assessment year.

A. Inflation Rate Used in the 2018 Capped Value Formula

The inflation rate, expressed as a multiplier, to be used in the 2018 Capped Value Formula is 1.021.

The 2018 Capped Value Formula is as follows:

2018 CAPPED VALUE = (2017 Taxable Value – LOSSES) X 1.021 + ADDITIONS

The formula above does not include 1.05 because the inflation rate multiplier of 1.021 is lower than 1.05.

B. Federal Poverty Guidelines Used in the Determination of Poverty Exemptions for 2018

MCL 211.7u, which deals with poverty exemptions, was significantly altered by PA 390 of 1994 and was further amended by PA 620 of 2002.

Local governing bodies are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels **shall not be set lower** by a city or township than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons **shall not** be set lower than \$20,420 which is the amount shown on the following chart for a family of 3 persons. The income level for a family of 3 persons may be set higher than \$20,420. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2018 assessments.

Size of Family Unit	Poverty Guidelines
1	\$12,060
2	\$16,240
3	\$20,420
4	\$24,600
5	\$28,780
6	\$32,960
7	\$37,140
8	\$41,320
For each additional person	\$4,180

Note: PA 390 of 1994 states that the poverty exemption guidelines established by the governing body of the local assessing unit shall also include an asset level test. An asset test means the amount of cash, fixed assets or other property that could be used, or converted to cash for use in the payment of property taxes. The asset test should calculate a maximum amount permitted and all other assets above that amount should be considered as available. Please see STC Bulletin 5 of 2012 for more information on poverty exemptions.

Note: P.A. 135 of 2012 changed the requirements for filing documentation in support of a poverty exemption to allow an affidavit (Treasury Form 4988) to be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current year or in the immediately preceding year. This does include the owner of the property who is filing for the exemption.

C. Multipliers for the Valuation of Free-Standing Communication Towers

The State Tax Commission recommends that, subject to the qualifications stated below, communication towers should be valued for the 2018 assessment year using the table of **historical** (original cost when the tower was new) cost valuation multipliers set forth in the multiplier table below. These multipliers have been developed in a manner such that they account for the typical depreciation which is expected for a tower of the indicated age and also account for changes in the cost of the tower and erecting it that have occurred since the time the tower was constructed. On this basis, the multiplier table which is shown below is intended to predict the current true cash value of a tower of the vintage year in which the tower was constructed. An important component in determining the current value of a tower built in a given year is the change in the cost of materials, particularly changes in the cost of steel, between the time of construction and the current tax day. Since the table considers both depreciation and changes in construction costs, and since changes in construction cost have not always occurred at a constant rate, the multiplier table does not always evidence a decline in the rate by which the historical cost must be adjusted in order to determine current value. This effect is expected and can be better understood if one remembers that the multiplier table is not a depreciation table and the multipliers are applied to the historic cost of construction, not to the current replacement cost.

Communication towers are real property. When a communication tower is built on land owned by the owner of the tower, the tower is valued and assessed as a real property

improvement to the land on which it is located. When a communication tower is built on leased land, the owner is required to report the original construction cost of the tower on Section N of its personal property statement, in the same way that it would report any other structure on leased land. Although the construction costs are reported on the personal property statement, a tower on leased land is not assessed on the personal property assessment roll. Instead, the assessor is required to establish a separate real property assessment for a tower located on leased land, using the procedures set forth in State Tax Commission Bulletin 8 of 2002 and State Tax Commission Bulletin 1 of 2003.

Please note: Sometimes communication towers are located on land that is exempt because the land is owned by an exempt entity such as a municipality or is otherwise exempt. When this occurs, the tower must be assessed to the tower owner on the real property roll as a structure on leased land. IN ADDITION, the assessor must also consider whether the land should also be assessed to the tower owner as provided by MCL 211.181.

There may be situations where the value of a particular freestanding communication tower is more or less than the figure developed by using this table. This could be due to unusual depreciation (physical deterioration and/or obsolescence) or an unusual enhancement in value caused by supply and demand factors in a particular area.

The State Tax Commission has developed STC Form 3594 for reporting the costs of freestanding communication towers. This form was developed for the specific purpose of gathering construction cost information for communication towers. The assessor may use this form to gather detailed information regarding the construction costs of communication towers. This cost information can then be used as a basis for valuation by multiplying the historic cost by the appropriate multiplier from the table located below.

Please note the following:

- The preferred method for valuing freestanding communication towers is using original cost new multiplied by the appropriate multiplier from the following table.
- In some cases historical/original cost may be unobtainable. Those cases may require using the Assessor's Manual cost new multiplied by the Assessor's Manual depreciation table multiplier.
- Do not apply the Assessor's Manual depreciation table multipliers to the historical/original cost of a tower.
- Do not apply the communication tower multipliers from the following table to the Manual cost new of a tower.

State Tax Commission Form 3594 is a real property statement and, as such, the taxpayer is not required to complete and submit the form to the assessor unless the taxpayer is specifically asked to do so. If a communication tower is located on leased land, the owner should already be reporting its original acquisition costs on Section N of the personal

property statement (STC Form L-4175). If so, the assessor would only need to send STC Form 3594 if more detailed information regarding costs is needed. The assessor IS NOT REQUIRED TO SEND STC Form 3594 to tower owners each year. The following table applies to both guyed and self-supporting communication towers.

**HISTORICAL (ORIGINAL) COST VALUATION MULTIPLIERS FOR USE IN
2018 ASSESSMENTS OF FREESTANDING COMMUNICATIONS TOWERS**

YEAR OF CONSTRUCTION	MULTIPLIER	YEAR OF CONSTRUCTION	MULTIPLIER
2017	0.97	1997	0.89
2016	0.93	1996	0.88
2015	0.91	1995	0.89
2014	0.90	1994	0.87
2013	0.88	1993	0.89
2012	0.87	1992	0.87
2011	0.87	1991	0.85
2010	0.82	1990	0.84
2009	0.82	1989	0.81
2008	0.83	1988	0.84
2007	0.85	1987	0.82
2006	0.85	1986	0.81
2005	0.88	1985	0.79
2004	0.94	1984	0.77
2003	0.93	1983	0.79
2002	0.91	1982	0.83
2001	0.90	1981	0.88
2000	0.91	1980	0.97
1999	0.90	1979	1.07
1998	0.89	1978 and prior	1.14

D. Property Classification

The State Tax Commission reminds assessors that classification is to be determined annually and is based upon the use of the property and not highest and best use of the property. The Commission is aware that some assessors are still classifying property according to highest and best use and/or are not classifying property on an annual basis. The Commission asks that all assessors take the necessary steps to ensure that all real and personal property is properly classified according to MCL 211.34c.

E. Sales Studies

Equalization study dates are as follows for 2018 equalization:

Two Year Study: April 1, two years prior through March 31, current year
Single Year Study: October 1, preceding year through September 30, current year

For 2017 studies for 2018 equalization the dates are as follows:

Two Year Study: April 1, 2015 through March 31, 2017
Single Year Study: October 1, 2016 through September 30, 2017

Note that the time period revisions apply to all equalization studies, that is: sales ratio studies, land value studies and economic condition factor studies for appraisals. Also note that the revised time period for two year studies applies to all real property classifications.

Please be advised that the above sale study dates are not the same as the valuation date used in appeals before the Michigan Tax Tribunal. Evidence presented in a Tax Tribunal appeal should reflect the value of the property as of tax day (December 31). This means that sales occurring *after* March 31, 2017 and September 30, 2017 should still be considered and included when submitting evidence in a Tax Tribunal appeal involving the 2018 tax year.

F. Changes to Personal Property Tax

PA 329 of 2016 amended MCL 211.9f by requiring that, subsequent to December 31, 2016, eligible local assessing districts and Next Michigan development corporations must enter into a written agreement with eligible businesses prior to adopting a resolution exempting new personal property from the collection of property taxes. The written agreement must contain the following statements:

1. The exemption is revoked if the eligible business is determined to be in violation of the written agreement's provisions.
2. The eligible business may be required to repay all or part of the personal property taxes exempted under MCL 211.9f if it is determined to be in violation of the written agreement's provisions.
3. The exemption is revoked if the eligible business is determined to be in violation of the provisions concerning the exemption set forth in the resolution adopted by the local assessing district.
4. The exemption is revoked if continuance of the exemption would be contrary to any of the requirements of MCL 211.9f.

Form 3427, a sample written agreement and an updated checklist can also be found on the New Personal Property Exemption webpage.

To claim the eligible manufacturing personal property (EMPP) exemption for the 2018 assessment year, a fully completed Form 5278, *Eligible Manufacturing Personal Property Tax Exemption Claim, Ad Valorem Personal Property Statement, and Report of Fair Market Value of Qualified New and Previously Existing Personal Property (Combined Document)*,

must be received by the Assessor of the local unit of government where the qualified personal property is located no later than February 20, 2018. Taxpayers should not complete this form unless the personal property meets the definition of eligible manufacturing personal property.

Property that was placed in service in 2008 through 2012 will still be reported as ad valorem personal property in Part 2 on Form 5278, the *Combined Document*. Property meeting the definitions of qualified new personal property and qualified previously existing personal property placed in service after 2012 and prior to 2008 will be exempt from ad valorem taxes and will instead pay the state specific Essential Services Assessment. Property that is subject to an IFT certificate that has expired, but is subject to extension under MCL 207.561a, will report property placed in service in 2008 through 2012 in Part 2 and property placed in service in all years of Part 3. Property that is subject to a New Personal Property (P.A. 328) exemption that has expired, but is subject to extension under MCL 211.9f(9), will report property placed service in all years of Part 3.

Assessors are reminded that they are not required to mail Form 5278 to taxpayers. Taxpayers can obtain a copy from the Department of Treasury's website, www.michigan.gov/esa. Assessors should ensure that Form 5278 is timely filed and fully completed by the property owner. The Assessor is responsible for granting the exemption and should therefore carefully evaluate the business activities of the claimant to ensure that they meet the statutory requirements of the Eligible Manufacturing Personal Property Exemption. The Commission strongly recommends that assessors contact taxpayers who have not fully completed Part 1 of Form 5278 in an effort to obtain the missing information before issuance of a denial.

Assessors will have to *accurately* enter all the Form 5278 information into their assessing software. Assessors that do not have BS&A software and that have taxpayers claiming the personal property exemption will be provided with reporting instructions from the Department of Treasury. All data from Form 5278 must be entered and uploaded to BS&A for submission to the Department of Treasury no later than April 1, 2018.

Further information and guidance on the Eligible Manufacturing Personal Property (EMPP) Exemption, Special Acts and the Essential Services Assessment (ESA) is available at www.michigan.gov/ESA. Additional questions should be sent via email to ESAQuestions@michigan.gov.

G. Disabled Veterans Exemption

Mid-Year Changes

If the disabled veteran buys a home mid-year, the Commission's guidance remains that the veteran can only receive the exemption on taxes they have paid or will pay on that new home. The Commission has advised assessors that they should ask to see the closing documents to determine if there is any information that will assist in the determination of those taxes the veteran has paid or will pay. In the absence of relevant information contained in the closing documents, the STC advises assessors to divide the total taxes for the year by 12 and then multiply that number by the number of months the veteran will own the home and use it as their homestead. This is a calculation that is easy for the taxpayer to understand.

If a disabled veteran sells their home mid-year or dies mid-year and has no surviving spouse, assessors are advised to file a MCL 211.154 petition with the STC to put the property back on the assessment roll. Taxes to be billed to the new owner or estate can be calculated using the same methods described above.

If the status of the veteran changes mid-year, meaning they are granted 100% disability status and if they have owned the home for the full year and meet all other statutory requirements, the STC advises that the July or December Board of Review can grant the exemption for the full year.

Unremarried Surviving Spouse

The State Tax Commission is aware that the Michigan Tax Tribunal in MTT Docket 16-004780 - *Deborah E. Rabun v City of Farmington Hills*, held that a surviving spouse cannot qualify for the exemption when the deceased disabled veteran never owned or occupied the subject property as a homestead.

While the STC understands that is the position of the Tax Tribunal, the STC does not agree or support that determination. The STC in their original guidance indicated that: *the Disabled Veteran's exemption is not an exemption for the benefit of the property. Instead, it is an exemption personal to the qualifying disabled veteran or the unremarried surviving spouse of the qualified deceased disabled veteran.*

Since the Disabled Veterans Exemption is personal to the qualified individual, the STC is advising assessors and Boards of Review that they can and should approve exemptions for unremarried surviving spouses that meet all other statutory requirements, regardless of if the disabled veteran ever owned or occupied that subject property as a homestead.

More guidance on the Disabled Veterans Exemption can be found on the STC website under the [Disabled Veterans Exemption link](#).

H. Principal Residence Exemption

Governor Snyder signed into law on October 10, 2017 Public Acts 121 and 122 of 2017 regarding the PRE Affidavit. The Acts amend MCL 211.7cc and MCL 211.120 of the General Property Tax Act to provide that the assessor of a local tax collecting unit, the Department of Treasury, or a county treasurer or equalization director can require a person who claimed a principal residence exemption (PRE), within 30 days of claiming the PRE, to file the Principal Residence Exemption Affidavit of Similar Exemption in Other States, Form 5565, stating that he or she had not claimed a substantially similar exemption, deduction, or credit in another state.

Public Act 121 also prohibits a person from rescinding a substantially similar exemption, deduction, or credit claimed in another state in order to qualify for the Michigan PRE for any years denied, if the assessor of a local tax collecting unit, the Department of Treasury, or a county denied an existing claim for a PRE. The Act also prescribes a penalty of \$500 for a person who claimed a PRE under the Act and a substantially similar exemption, deduction, or credit in another state.

Assessors are also advised that Public Act 121 also eliminates the requirement that the local tax collecting unit submit to the Michigan Department of Treasury copies of all filed Principal Residence Exemption Affidavit Forms 2368 and Request to Rescind Principal Residence Exemption Forms 2602; instead these forms, along with Form 5565, shall be forwarded to the Michigan Department of Treasury only if requested. However, the local tax collecting unit is still required to submit to the Michigan Department of Treasury copies of filed Conditional Rescission of Principal Residence Exemption (PRE) Forms 4640, Foreclosure Entity Conditional Rescission of Principal Residence Exemption (PRE) Forms 4983, Principal Residence Exemption Active Duty Military Forms 4660, Notice of Denial of Principal Residence Exemption (Local (City/Township)) Forms 2742, and Notice of Denial of Principal Residence Exemption (County) Forms 4075.

Public Act 122 amends the General Property Tax Act to extend a misdemeanor penalty to a person who claimed a substantially similar exemption, deduction, or credit on property in another state with the intent to obtain a PRE under the Act.

More information can be found on the PRE website at www.michigan.gov/PRE.

I. Transitional Qualified Forest Property

On June 28th, 2016, Governor Snyder signed into law Public Acts 260, 261, and 262 of 2016. These Acts provide an opportunity for landowners to transfer Commercial Forest property into the Qualified Forest Program (QFP) without payment of a Commercial Forest Reserve withdrawal penalty. Instead, the statutory changes provide for a graduated return to ad valorem property taxes by allowing a five year incremental return to full tax liability. This is accomplished by the creation the Transitional Qualified Forest Property (TQFP) exemption and specific tax.

Public Act 260 creates the “Transitional Qualified Forest Property Specific Tax” for taxes levied after December 31, 2015. To be “Transitional Qualified Forest Property” the property must have previously been Commercial Forest property and must qualify for and have been approved as Qualified Forest Property under MCL 211.7(jj)[1]. Additionally:

1. The property must have been owned by the current owner no later than September 1, 2016,
2. The property must have been CFR no later than September 1, 2016, and
3. The application must be made by September 1, 2021.

If a landowner withdraws property from the Commercial Forest exemption program provided, they may apply to have the forest land determined to be Transitional Qualified Forest Property (TQFP) for a period not to exceed five (5) years. The exemption is limited to a total of 160 acres within each township.

When notified of the exemption (through the receipt of the recorded qualified Forest Property Affidavit and a copy of the recorded CRF withdrawal certificate), the assessor exempts the property from the collection of ad valorem taxes until December 31 of the year in which the property is no longer TQFP. The assessor determines the assessed and taxable values in the

same manner as for other properties but instead of paying ad valorem tax, the owner pays a specific tax that is described in detail in Bulletin 8 of 2017.

Public Act 261 amends the General Property Tax Act by making minor changes to MCL 211.7jj to accommodate the Transitional Qualified Forest Property Exemption and to add MCL 211.vv, which exempts TQFP from ad valorem assessment.

More information regarding this exemption can be found in Bulletin 8 of 2017 available on the STC website under the Bulletins tab.

J. Qualified Agricultural Property Changes

PA 375 of 2016 was signed by Governor Snyder on December 28, 2016. This Act amends MCL 211.27a(6)(k) to allow a property owner to request that the assessor establish a separate tax parcel for a portion of a parcel that will no longer be qualified agricultural property. The establishment of the separate parcel *is not* a land division under the Land Division Act, Public Act 288 of 1967, until and unless the separate tax parcel is conveyed. The status of the remainder of the original parcel as qualified agricultural property is not affected by the establishment of the separate parcel that is not qualified agricultural property.

The separately established parcel which is no longer qualified agricultural property is immediately subject to the qualified agricultural property recapture tax, however the taxable value of the separate parcel of property does not uncap until and unless there is a transfer of ownership.

More information can be found in Bulletin 7 of 2017 available on the STC website under the Bulletins tab.

K. Authority of July and December Boards of Review

The State Tax Commission has become aware of a significant number of instances where Boards of Review are acting outside their statutory authorities. MCL 211.53b specifies: The board of review meeting in July and December shall meet only for the purpose described in subsection (1) (Qualified Errors) and to hear appeals provided for in sections 7u (Poverty Exemption), 7cc (Principal Residence Exemption), 7ee (Qualified Agricultural Exemption), 7jj (Qualified Forest Exemption), and 9o (Small Business Taxpayer Exemption).

Assessors should carefully review the Board of Review FAQ on the Commission's website to ensure their Boards of Review are acting within their statutory authorities.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: January 31, 2018

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consider approval of an offer to purchase (Case #17-36) one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot located on the west side of Harrison between Beech Ave. and Carlyle Ave. and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1045 000) and 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1046 000) for \$501.00 to Bobby Wallace.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval

BACKGROUND INFORMATION

Bobby Wallace has made application to one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot.

- 1) 3508 Harrison Ave. is a vacant commercial building on the west side of Harrison Ave. between Carlyle Ave. and Beech Ave. and is legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1045 000) in the total amount of \$500.00 to Bobby Wallace.
- 2) Vacant Harrison Ave. is a vacant commercial lot located on the west side of Harrison Ave. between Carlyle Ave. and Beech Ave. and is legally described as 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1046 000) in the total amount of \$1.00 to Bobby Wallace.

A picture and associated maps are attached. This parcel is being purchased for future community resource center

SCOPE OF SERVICES

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

JUSTIFICATION

3508 Harrison Ave. and vacant Harrison commercial parking lot are located in the RM zoning district (Restricted Multiple Dwelling District (Low Rise)). The parking lots is not buildable. The intended use for this parcel is an authorized use. The applicant is offering to purchase the subject parcels for a total purchase price \$501.00.

PROJECT OR IMPROVEMENT TASKS

1. Develop a plan to Diversify the tax base to ensure a sustainable budget for inkster

COSTS

The applicant paid \$500.00 at the time of application submission.

RESOLUTION

Authorization is hereby given to for the sale of two (2) commercial parcels on Harrison Ave. (Property ID # 44 009 02 1045 000) and WCR (Property ID # 44 009 02 1046 000) to Bobby Wallace subject to the following conditions;

- Complete closing on the parcel within 30 days by paying the purchase balance of \$1.00; by paying the cost of recording the deed (\$36.00), entering into a purchase agreement, and executing property transfer affidavit.

Resolved by _____ Seconded by _____

Yes:

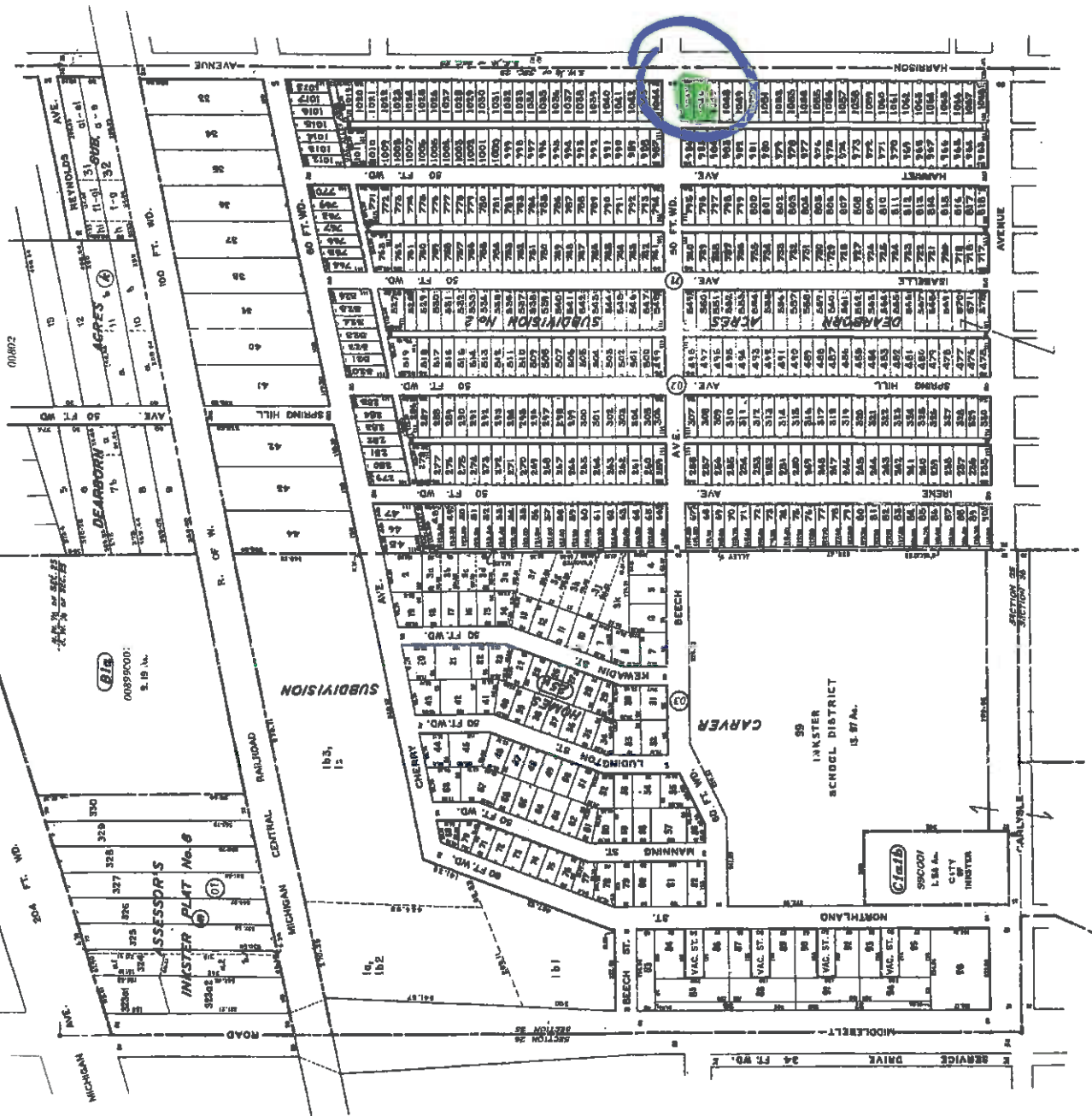
No:

Absent:



Google

82-08-254



S.W. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN

SCALE: 1" = 50' FEET

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT and EQUALIZATION DIVISION

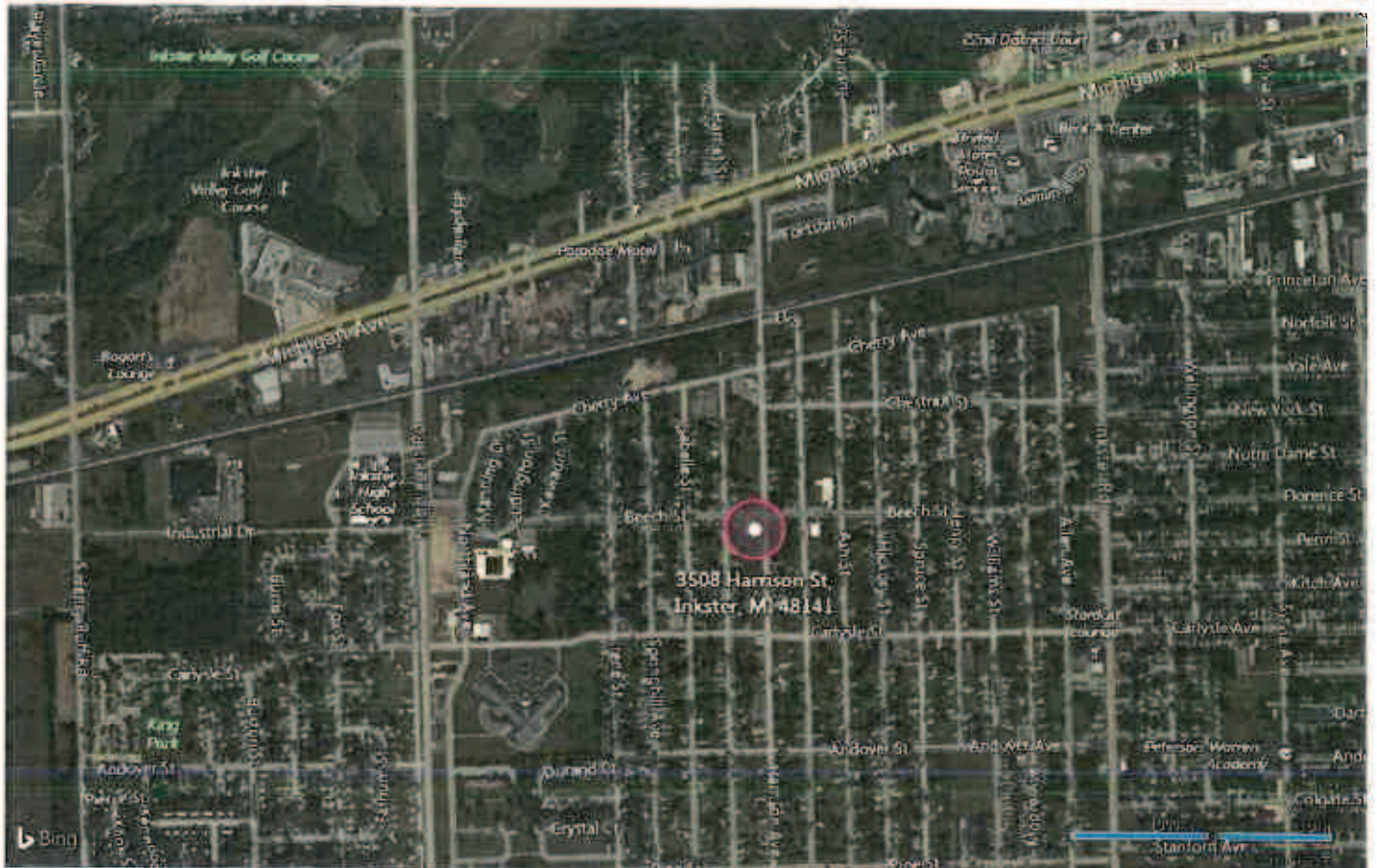
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3508 Harrison St, Inkster, MI 48141

Location: 42.28482, -83.3197





3508 Harrison St, Inkster, MI 48141

Location: 42.28482, -83.3197



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: January 31, 2018

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consider approval of an offer to purchase (Case #17-38) two (2) contiguous vacant residential parcels located on the east side of Tromley Ave. between Avondale Ave. and Somerset Ave. and are legally described as 24C39 LOT 39 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0039 000) and 24C40 LOT 40 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0040 000) in the total amount of \$1,000.00 to John Clark.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval

BACKGROUND INFORMATION

John Clark has made application to purchase two vacant residential parcels which adjacent to his current property.

- 1) This Tromley Ave lot is a vacant residential parcel on the east side of Tromley between Avondale Ave. and Somerset Ave. and is legally described as 24C39 LOT 39 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0039 000) in the total amount of \$500.00 to John Clark.
- 2) This Tromley Ave. lot is a vacant residential parcel on the east side of Tromley between Avondale Ave. and Somerset Ave. and is legally described as 24C40 LOT 40 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0040 000) in the total amount of \$500.00 to John Clark.

A picture and associated maps are attached. This parcel is being purchased for future home development

SCOPE OF SERVICES

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

JUSTIFICATION

These Tromley Ave. vacant residential parcels is located in the R-1A zoning district (One Family Residential). These lots are buildable. The intended use for this parcel is an authorized use. The applicant is offering to purchase the subject parcels for a total purchase price \$1,000.00.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

The applicant paid \$1,000.00 at the time of application submission.

RESOLUTION

Authorization is hereby given to for the sale of two (2) residential vacant parcels on Tromley Ave. (Property ID # 44 003 03 0039 000) and WCR (Property ID # 44 003 03 0040 000) to John Clark subject to the following conditions;

- Complete closing on the parcel within 30 days by paying the cost of recording the deed (\$36.00), entering into a purchase agreement, and executing property transfer affidavit.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received

Date Received

Case #

\$1000.00

1/25/18

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name John CLARK

Applicant's Address _____

Applicant's Phone Number: _____

Proposed Owner's Name (as indicated on deed): _____

PROPERTY INFORMATION -- Purchase Offer \$ \$1000.00

Property Location: on W side of Turnley Street/AvenueBetween Arundale Ave Street/Avenue and Somerset Ave Street/Avenue

Tax ID, Legal Description, and Address if Structure _____

Parcel Size: _____ (Width) _____ X (Length) _____ Current Zoning _____

☐ Additional Parcels/Lots (attach Request for Additional Property Form)Summary of Proposed Use: At some point Build Home
Use additional sheets as needed

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

1-24-18

Broker's Name _____



N.E. 1/4 SECTION 24
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN

Ironway



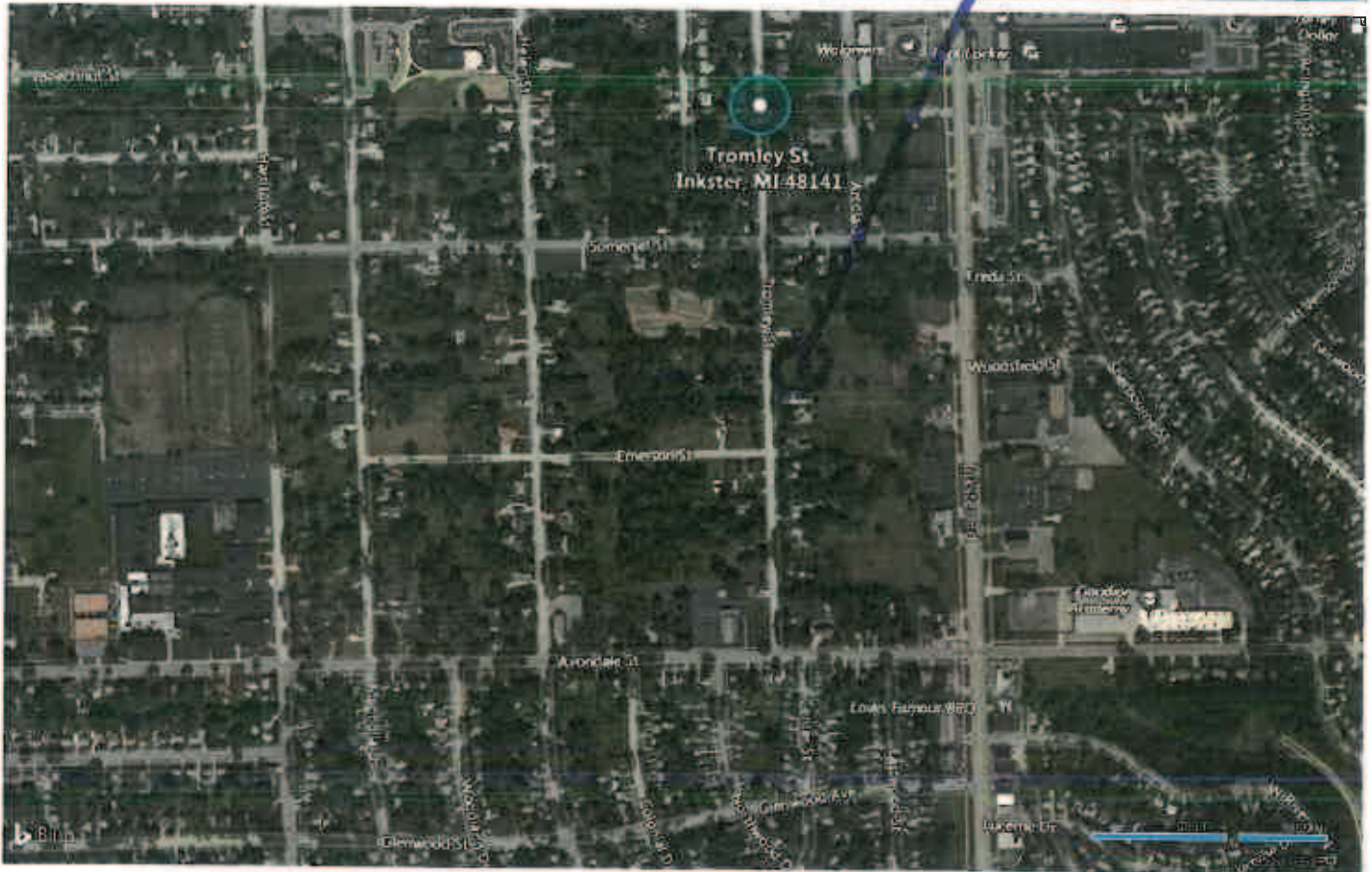
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Image capture: Aug 2011 © 2018 Google



Tromley St, Inkster, MI 48141

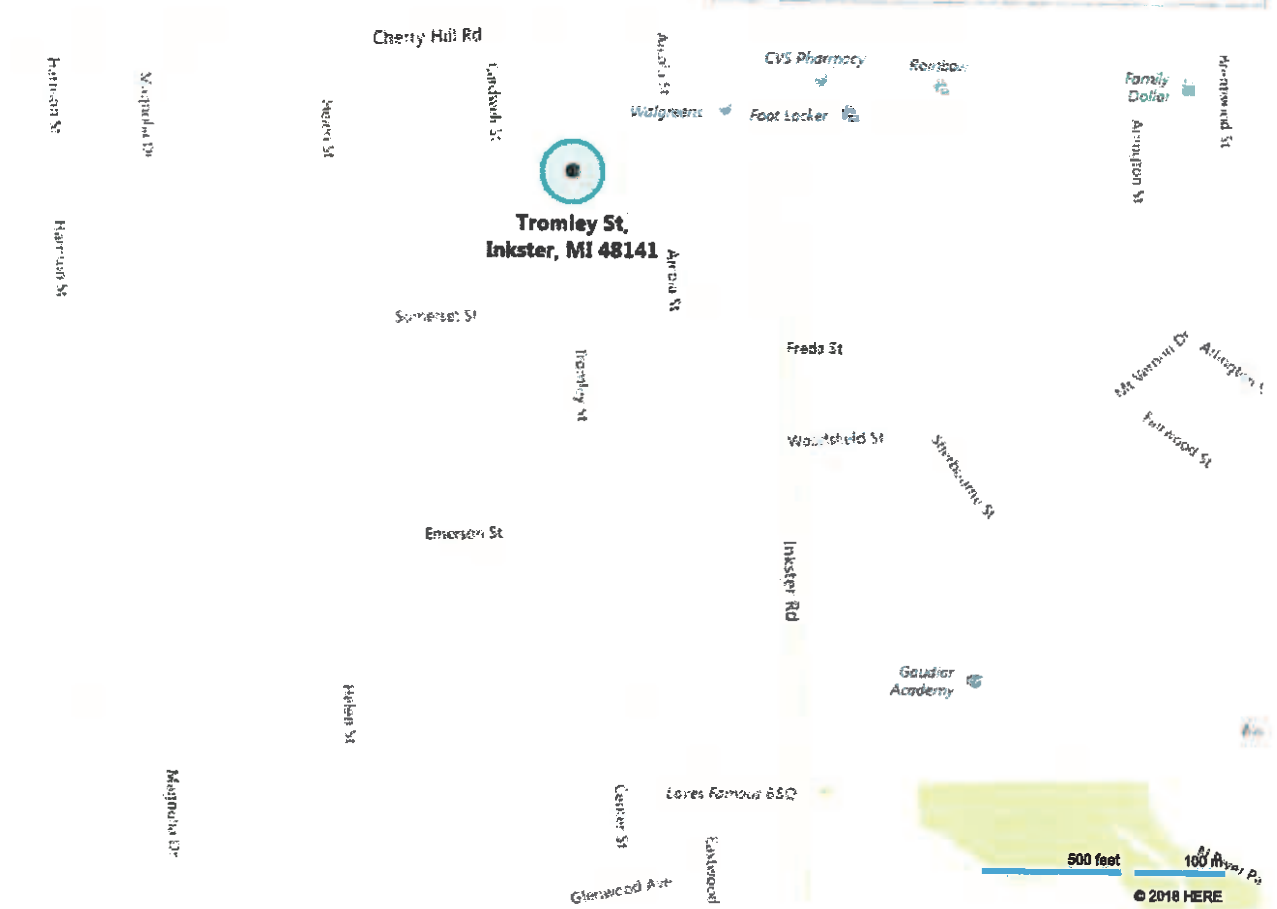
Location: 42.3101750000352, -83.3136399979339





Tromley St, Inkster, MI 48141

Location: 42.3101750000352, -83.3136399979339



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: January 31, 2018

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consider approval of an offer to purchase (Case #17-34.5) one (1) vacant residential parcel located on the south side of Princeton Street. Between Princess and John Daly and is legally described as 30J758 LOT 758 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0758 000) in the total amount of \$250.00 to Y Big G LLC (Gary L Young).

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval

BACKGROUND INFORMATION

Gary L Young has made application to purchase one vacant residential parcel which adjacent to his current property.

- 1) This Princeton vacant residential parcel is located on the south side of Princeton Street between Princess and John Daly is legally described as 30J758 LOT 758 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0758 000) in the total amount of \$250.00 to Y Big G LLC (Gary L Young).

A picture and associated maps are attached. This parcel is being purchased as additional yardage to his current property.

SCOPE OF SERVICES

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

JUSTIFICATION

This Princeton vacant residential parcel is located in the R-1B zoning district (One Family Residential). This lot is non-buildable. The intended use for this parcel is an

authorized use. The applicant is offering to purchase the subject parcel for a total purchase price \$250.00.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

The applicant has deposited \$200.00 for the parcel and is offering a total purchase of \$250.00.

RESOLUTION

Authorization is hereby given to for the sale of one (1) residential vacant parcel on Princeton Street. (Property ID # 44 022 01 0758 000) to Gary L Young subject to the following conditions;

- Complete closing on the parcel within 30 days by paying the balance of the price of sale (\$50.00), paying the cost of recording the deed (\$18.00), entering into a purchase agreement, and executing property transfer affidavit.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received \$200.00
Date Received 10/23/17
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Y Big G LLC (Gary L Young)

Applicant's Address _____

Applicant's Phone Number _____

Proposed Owner's Name (as indicated on deed): Y Big G LLC

PROPERTY INFORMATION -- Purchase Offer \$250.00

Property Location: on _____ North side _____ of _____ Princeton _____ Street/Avenue

Between _____ Princess _____ Street/Avenue and _____ John Daly _____ Street/Avenue

Tax ID, Legal Description, and Address if Structure 26653 Princeton 44022010759000 **\$58**

30J759 LOT 759 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM
T2S R10E L40 P29, 30 WCR

Parcel Size: 6006 (Width) 47 X (Length) 127 Current Zoning _____ R _____

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

Summary of Proposed Use: ATTACHED TO CURRENT PROPERTY
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.

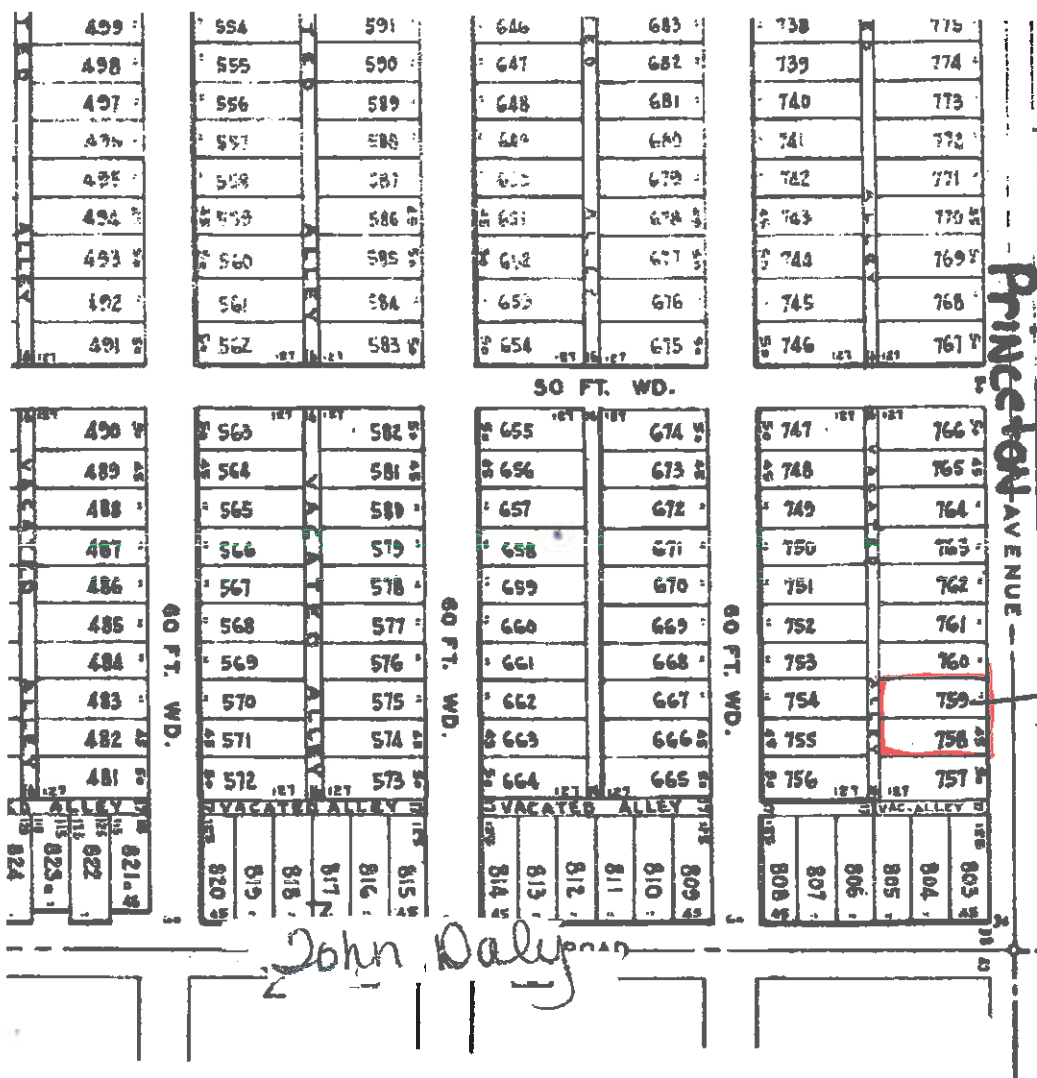
NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.


Applicant's Signature

10/21/2017
Date

Broker's Name





already purchased

John Daly

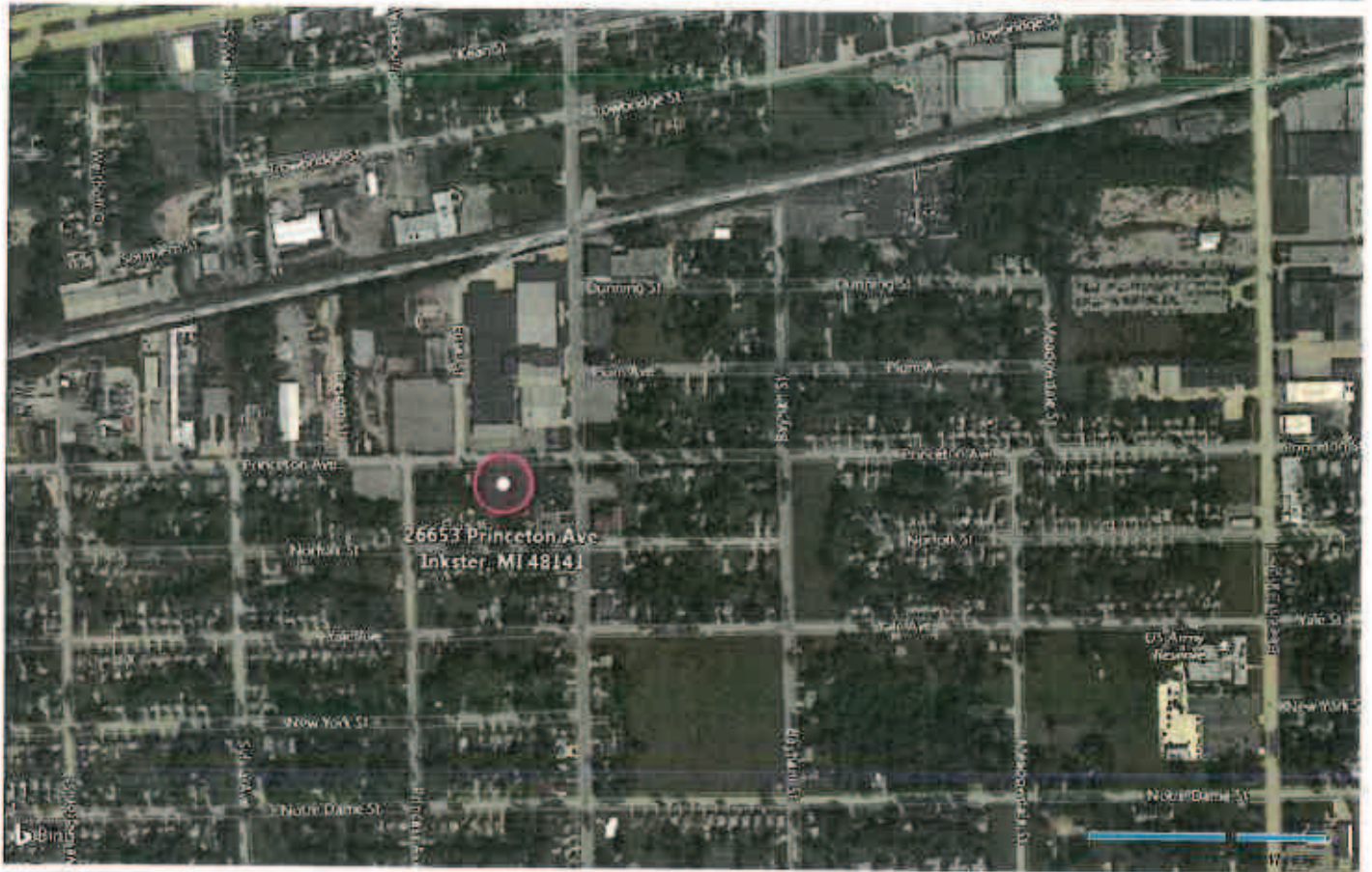


26653 Princeton Ave, Inkster, MI 48141





26653 Princeton Ave, Inkster, MI 48141



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 31, 2018

From: Sharde Fleming
Director of Special Projects

Date for Council Consideration: February 5, 2018

ACTION REQUESTED: Consider authorization to purchase (Case #17-39) one (1) commercial vacant parcel located on the north side of Cherry St. between Middlebelt Rd. and Harrison St. and is legally described as 25N44 LOT 44 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 0044 000) from the Michigan Land Bank Fast Track Authority for \$500.00

Current Action X Emergency Future

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

Mayor's Approval _____

BACKGROUND INFORMATION

The City of Inkster has interest in purchasing one (1) vacant commercial parcel from the Michigan Land Bank Fast Track Authority to support commercial development throughout the City. The City has marketed and successfully obtained offers from developers in this zoning district, however, without ownership the City has not marketed this particular parcel.

This vacant Cherry lot is located on the north side of Cherry St. between Middlebelt Rd. and Harrison St. and is legally described as 25N44 LOT 44 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 0044 000).

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deeds, property transfer affidavits, and recording of the deeds.

JUSTIFICATION

This vacant Cherry commercial parcels is located in the M-1 Light Industrial District. The parcels are vacant and this purchase has the opportunity to establish future tax base for the city. This proposed use aligns with the City's Master Plan.

PROJECT OR IMPROVEMENT TASK

Improve and promote the image of Inkster.

COST

The City is offering a total purchase price of \$500.00 to purchase one (1) commercial parcel.

RESOLUTION

Authorization is hereby given for the City to purchase one (1) commercial vacant parcels from the Michigan Land Bank Fast Track Authority for a total purchase price of \$500.00.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Governmental Entity Information Form

This information form is for use by governmental entities who are interested in acquiring property through the Michigan Land Bank Fast Track Authority.

Thank you for your interest in tax reverted property owned by the State of Michigan Land Bank Fast Track Authority (Michigan Land Bank). The mission of the Michigan Land Bank is to promote economic growth in this state through the acquisition, assembly and disposal of public property, including tax reverted property, in a coordinated manner to foster the development of that property, and to promote and support land bank operations at the county and local levels.

The Application Process:

1. Submit a Letter of Interest and a resolution from your board or governing body approving acquisition to the Michigan Land Bank at:

**Michigan Land Bank Fast Track Authority
PO BOX 30766
Lansing, Michigan 48909**

2. The Letter of Interest must contain the following:

- a. Applicant Contact Information (Name, Mailing Address, Phone Number);
- b. Parcel ID Number and Address for each property;
- c. Reason(s) for interest in acquiring the property;
- d. Plans for the property;
- e. Proposed purchase price;
- f. Timeline for development, if any;
- g. Any additional relevant information

3. Upon receipt of your Letter of Interest and a resolution from your board or governing body approving acquisition the Michigan Land Bank will evaluate your request. Please note that by receiving these documents the Michigan Land Bank does not commit to transfer the property. You will be contacted to discuss the process for the potential transfer as well as the acquisition costs.

Thank you for your interest in the Michigan Land Bank Fast Track Authority. If you have any further questions, please feel free to contact us at **(517) 335-8212**.



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S.W. 1/4 SECTION 25
 T. 2 S. R. 9 E.
 CITY OF INKSTER
 WAYNE COUNTY, MICHIGAN
 SCALE: 1" = 50' FEET
 DEPARTMENT OF MANAGEMENT AND BUDGET
 ASSESSMENT AND EQUALIZATION DIVISION
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