INKSTER CITY COUNCIL

January 22, 2019 (Tuesday)
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	BYRON NOLEN	TREASURER	DAVID JONES
CITY CLERK	MAYOR	DARIN CARRINGTON	CITY ATTORNEY

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

Council Orientation Agenda – 6:00 PM

1. Call to Order

2. Discussion

   A. Agenda Discussion
   B. Review and comment on the Downtown Core Plan – Adrianna Jordan, Planner

(see Pg. 1)

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

January 22, 2019

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. Alpha Kappa Alpha-Eta Iota Omega Chapter and Zeta Phi Beta - Zeta Nu Zeta
   B. Review of the Downtown Core Plan. – Adrianna Jordan, Planner **Pg. 1**

4. Public Hearing

5. Consent Agenda

   A. January 7, 2019 Regular City Council Meeting Minutes. **Pg. 46**

6. Boards and Commissions

   A. Update of current list of appointments to Boards & Commissions. **Pg. 50**

7. Previous Business

8. Ordinance(s)

   A. First Reading(s)

   B. Second Reading(s)

9. New Business

   A. Discussion/Action: (Jerome Bivins) Consideration and approval for Administration to accept the quote from Kopf Mechanical to update the control for HVAC system at the Recreation Center. **Pg. 57**

B. Discussion/Action: (Felicia Rutledge) Consideration and approval to extend the Medical Marijuana Business License Application Moratorium for seven (7) months.

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C. Discussion/Action: (Adrianna Jordan) Consider a denial of a Special Land Use (SLU 18-15) for a Used Car Dealership located at 29899 Michigan Avenue in the B-3, General Business District per the recommendation of the Planning Commission. Kassam Farhat is the applicant. **Pg. 61**

D. Discussion/Action: (Darin Carrington) Consideration and approval of the 2019 application and income guidelines for the Hardship Exemption with the Board of Review. **Pg. 86**

E. Discussion/Action: (Sharde Fleming) Consider approval of offer to purchase (Case # LD 19-2) one (1) vacant residential lot, 511 Magnolia, located on the east side of Magnolia between Michigan Avenue and Cherry Hill that is legally described as 24E48 LOT 48 STEINHAUERS ACRE FARMS SUB NO. 1 T2S R9E L47 P47 WCR (Property I.D. 44 003 05 0048 000), in the amount of $500.00 to Carlton Shropshire. **Pg. 88**

F. Discussion/Action: (Sharde Fleming) Consider approval of offer to purchase (Case # LD 17-60) three (3) vacant residential lots, two of which are located on the west side of Harrison Ave. between Carlysle and Pine and is legally described as 36 D 1108 A N 1/2 OF LOT 1108 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 301), 36 D 1108 B TO 1110 S 1/2 OF LOT 1108 ALSO LOTS 1109 AND 1110 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 302), and one property located on the east side of Harriet between Annapolis and Pine that is legally described as 36D921 922 LOTS 921 AND 922 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 0921 300), in the amount of $1,275 to David Dapremont. **Pg. 95**

G. Discussion/Action: (Sharde Fleming) Consideration and approval to accept a Body Worn Camera Grant from the Department of Justice in the amount of $97,500.

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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 H. Nolen, Mayor **Date: January 15, 2019**

From: Adrianna Jordan
City Planner

Date for Council Consideration: January 22, 2019

ACTION REQUESTED: Council to review and comment on Downtown Core Plan. No formal resolution is requested at this time.

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

For the past two months the Planning and Community Development Department has been coordinating with the consulting firm Hamilton Anderson Associates on the preparation of a Downtown Core Plan (working title). The Downtown Core Plan may be considered a subplan of the City's adopted Master Plan and the Downtown Revitalization Plan recently prepared by McKenna Associates per the Michigan Planning Enabling Act (MPEA).

Much like the Downtown Revitalization Plan, the City hopes that this plan will also advance efforts to become a RRC (Redevelopment Ready Community) certified community by implementing some of the RRC Best Practices such as creating a downtown plan, and identifying key development sites.

This plan also furthers coordination efforts with Wayne County Parks and Friends of the Rogue in terms of planning the kayak launches for the Lower River Rouge Water Trail, as well as active programming for Inkster Park such as future basketball courts and a community garden that are being considered for development within walking distance of the Downtown Core.

This plan was developed using information gathered from the public during the 2016 Reinvent Inkster Strategic Plan, survey information gathered by the DDA for their Downtown Strategic Plan, the Master Plan public engagement efforts, and the Downtown Revitalization Plan.

SCOPE OF SERVICES

Hamilton Anderson spent the previous two months working on the creation of a Downtown Core Plan. The scope of work included the preparation and refinement of a master plan for the Northeast quadrant of the downtown, research on precedent studies and best practices, preparation of three photorealistic renderings, and a Michigan Avenue Road Diet study.

JUSTIFICATION

Having the approval of the Downtown Core Plan by City Council is crucial due to any future fiscal decisions associated with the revitalization of Inkster's downtown that may be made using this plan as a background document; that being said, a public hearing must be held before the plan is formally adopted and presentation of the plan at this time is provided for comments and feedback only. Once a public hearing is held, the City intends to move forward with a public-private-partnership (PPP) with a developer to revitalize the northeast quadrant of the TCD.

Planning Staff believes that the Downtown Core Plan is conceptually representative of the community's needs and desires for the northeast quadrant, and will help the City achieve RRC Certification and attract a mutually-beneficial PPP with a developer. Therefore, Planning Staff recommends approval of the Downtown Core Plan after a public hearing is held.

The public draft of the plan is attached for review.

PROJECT OR IMPROVEMENT TASKS

1. Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
2. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
3. Improve and promote the image of Inkster.

COSTS

Costs for the Downtown Core Plan have already been incurred and were approved by City Council on Monday, November 19, 2018. The plan was prepared with a final cost of approximately $21,500.

PROJECT TIME TABLE

Hamilton Anderson worked within a compressed timeline to complete the Downtown Core Plan within two months. Within the next few weeks Planning will notice and hold a public hearing in accordance with the Michigan Planning Enabling Act (MPEA) to move forward with formally adopt the plan.

CITY OF INKSTER
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January 8, 2019

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Downtown Core Plan (working title)

The City of Inkster Planning Department is submitting this Downtown Core Plan for the Planning Commission's review and consideration.

Description

The Downtown Core Plan may be considered a subplan of the City's adopted Master Plan and the Downtown Revitalization Plan recently prepared by McKenna Associates per the Michigan Planning Enabling Act (MPEA). The Downtown Core Plan was prepared by Hamilton Anderson Associates and specifically focuses in on using photorealistic renderings to visualize the northeast quadrant of the downtown bordered by Inkster Park, Inkster Road, Michigan Avenue, and Hill Street.

The Planning Commission must review and send a recommendation for the plan to City Council. City Council will hold an initial review of the plan on Tuesday, January 22, 2018. No formal public hearing date has been set yet. The City hopes that the photorealistic renderings provided by the Hamilton Anderson plan will create a visual guide for the developer and City, and will help with buy-in from the public and officials.

Much like the Downtown Revitalization Plan, the City hopes that this plan will also advance efforts to become a RRC (Redevelopment Ready Community) certified community by implementing some of the RRC Best Practices such as creating a downtown plan, and identifying key development sites.

This plan also furthers coordination efforts with Wayne County Parks and Friends of the Rogue in terms of planning the kayak launches for the Lower River Rouge Water Trail, as well as active programming for Inkster Park such as future basketball courts and a community garden that are being considered for development within walking distance of the Downtown Core.

This plan was developed using information gathered from the public during the 2016 Reinvent Inkster Strategic Plan, survey information gathered by the DDA for their Downtown Strategic Plan, the Master Plan public engagement efforts, and the Downtown Revitalization Plan.

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Next Steps

The City must sign a PPP agreement with a developer for the site, and pursue a commercial market study to determine how much and what type of development is appropriate. The City must also assemble and package the downtown sites for development, and must take responsibility for demolishing buildings within the plan area that are not part of the long-term vision for the area. In addition, once the sites are packaged the City must arrange sale of the sites to the developer, and provide the developer with a copy of the adopted Downtown Revitalization Plan and this Downtown Core Plan. The developer must procure necessary financing to purchase and redevelop the downtown sites, and must develop the sites in accordance with the adopted Downtown Revitalization Plan and the Downtown Core Plan. The City and the developer must also mutually come to an agreement regarding the financial responsibility for infrastructure upgrades in the downtown area, as well as marketing the developments.

Recommendation

Planning Staff believes that the Downtown Core Plan is conceptually representative of the community's needs and desires for the northeast quadrant of Inkster's Downtown, and will help the City achieve RRC Certification and attract a mutually-beneficial PPP with a developer. Therefore, Planning Staff recommends approval of the Downtown Core Plan.

Respectfully,

Adrianna Jordan, AICP
City Planner

INKSTER OLD CITY HALL DEVELOPMENT PLAN

21 DECEMBER 2018

HamiltonAnderson

CONTENTS

MASTER PLAN

BLOCK AREAS

STREETS

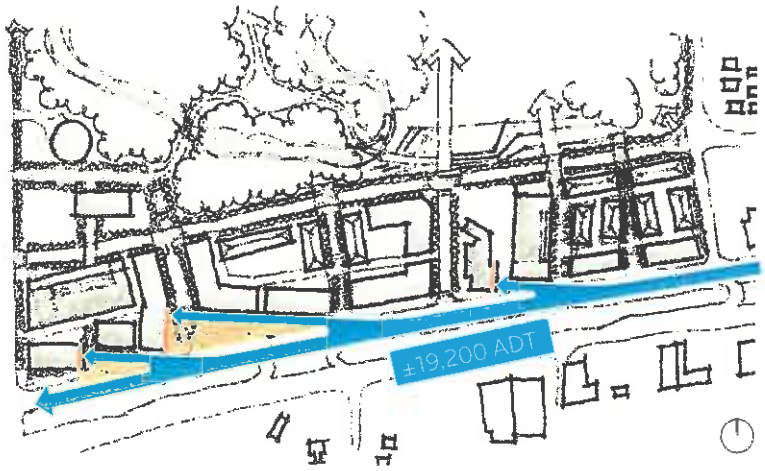
BUILDINGS AND PUBLIC SPACES

VISUALIZATIONS

MASTER PLAN

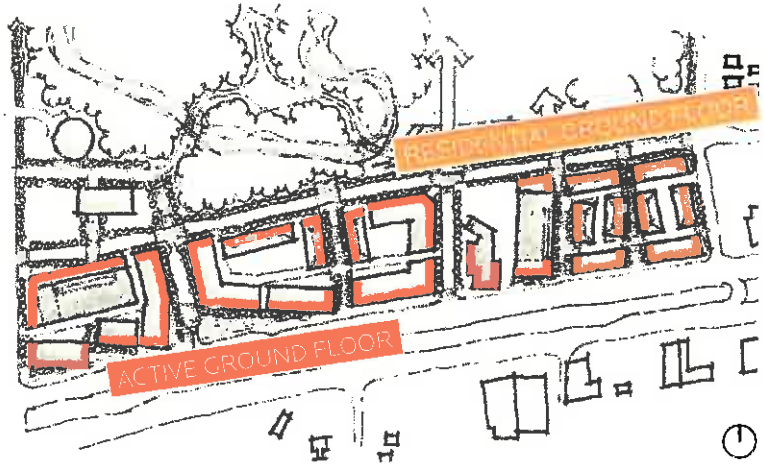
PROJECT SITE
HILL ST
WEST ST
S RIVER PARK DR
INKSTER RD
MICHIGAN AVE
N.T.S

MASTER PLAN CONCEPTS



MAKE EVERY ADT COUNT

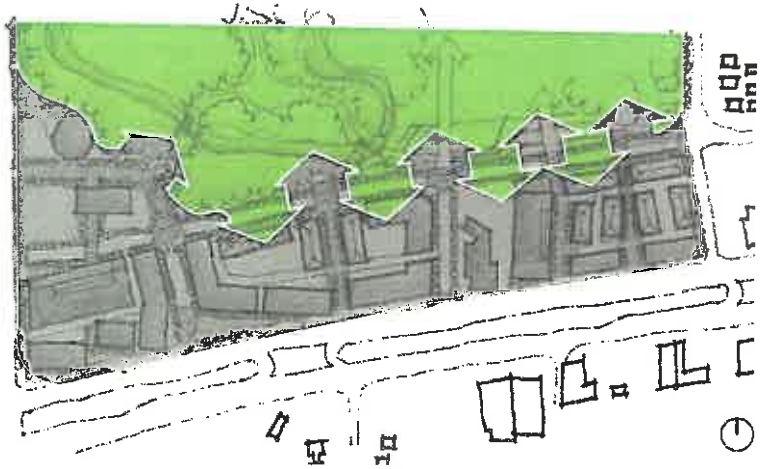
- AVERAGE DAILY TRAFFIC (ADT) IS LOW FOR SUBURBAN TOWN CENTER DEVELOPMENT (COUNTS PER SEMCOG)
- DEVELOPMENT SHOULD TAKE MEASURES TO MAXIMIZE VISIBILITY TO MOTORISTS



PROMOTE WALKABILITY

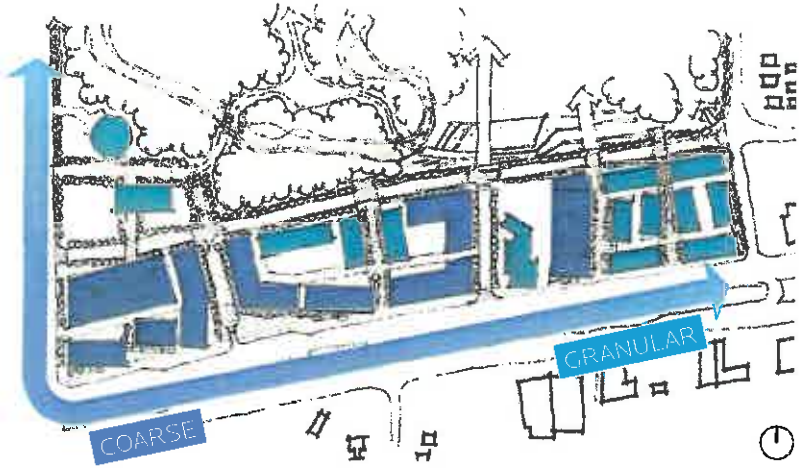
- DEVELOPMENT SHOULD CREATE A PLEASANT URBAN ENVIRONMENT TO ATTRACT PATRONS AND RESIDENTS
- INCORPORATING MULTIPLE BUILDING TYPES AND USES WILL CREATE A DIVERSE AND INTERESTING URBAN EXPERIENCE

MASTER PLAN CONCEPTS



SOFTEN PARK EDGE

- INKSTER PARK IS MAJOR ASSET TO DEVELOPMENT
- NO PARK ENTRANCES CURRENTLY EXIST FROM PROJECT AREA
- ACTIVATING THE PARK EDGE WILL INTRODUCE RECREATION USES INTO THE PROJECT AREA, DIVERSIFYING AREA PROGRAMMING AND EXPANDING USER GROUPS



INTEGRATE WITH CONTEXT

- STABLE RESIDENTIAL NEIGHBORHOODS EXIST TO THE NORTH AND EAST OF THE PROJECT AREA
- DEVELOPMENT SHOULD INCREASE CONNECTIVITY AND INTEGRATE INTO EXISTING DISTRICTS, WHILE INTRODUCING NEW USES TO THE PROJECT AREA

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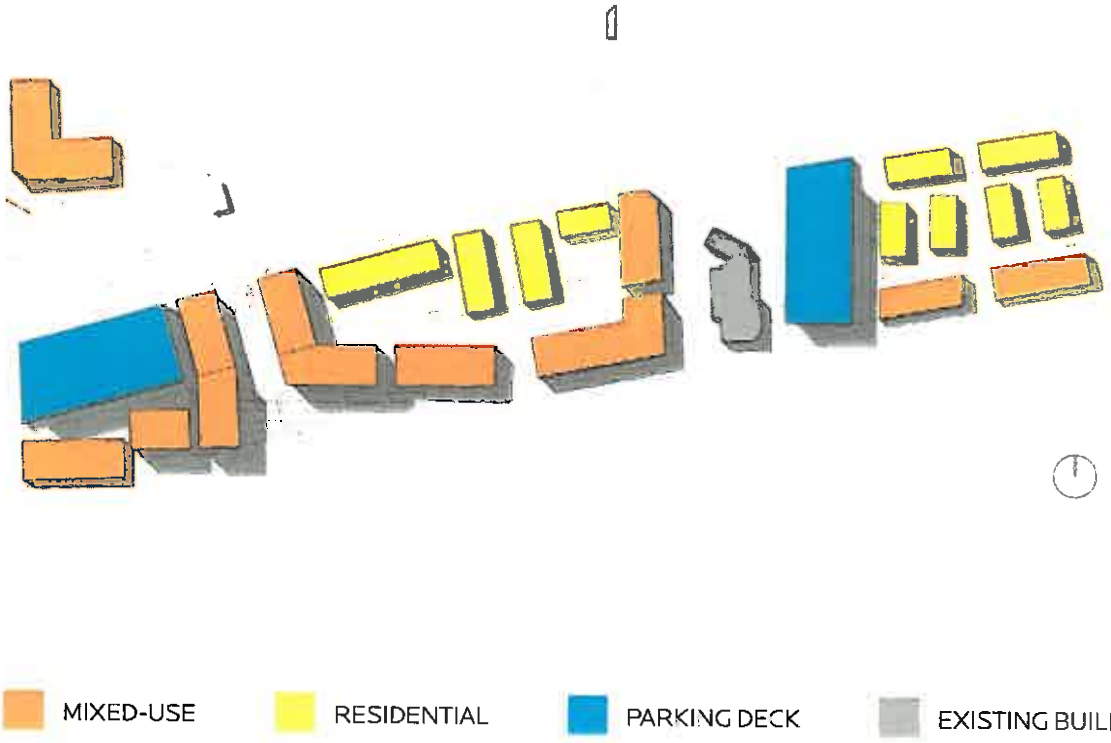
MASTER PLAN

BUILDING USE



MIXED-USE RESIDENTIAL PARKING DECK EXISTING BUILDING

- THE MASTER PLAN INCLUDES MULTIPLE BUILDING USES AND TYPES. THIS WILL PROMOTE URBAN DIVERSITY AND ACTIVATE THE DISTRICT THROUGH ALL HOURS OF THE DAY
- MIXED-USE BUILDINGS INCLUDE COMMERCIAL GROUND FLOORS AND EITHER OFFICE OR RESIDENTIAL UPPER FLOORS. FINAL USES SHOULD BE DETERMINED AFTER ASSESSING MARKET DEMAND

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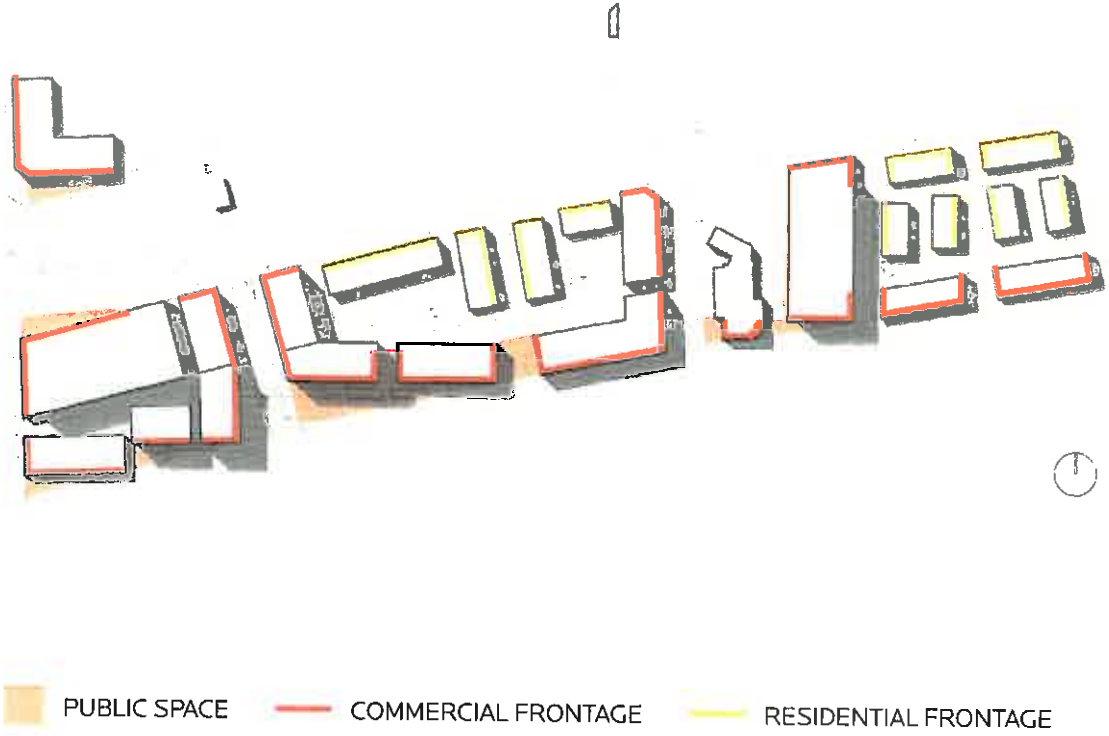
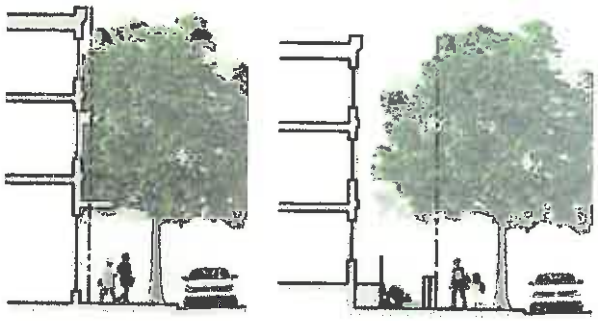
BUILDING FRONTAGES



PUBLIC SPACE — COMMERCIAL FRONTAGE — RESIDENTIAL FRONTAGE

- THE DISTRICT AIMS TO PROMOTE WALKABILITY AND VIBRANCE THROUGH ACTIVE STREET FRONTAGES
- COMMERCIAL FACADES REINFORCE THE PUBLIC REALM. SOME ARE HELD BACK TO PROVIDE RELIEF FROM MICHIGAN AVE
- RESIDENTIAL FRONTAGES ARE HELD BACK TO PROVIDE LANDSCAPING AND RELIEF FROM STREET ACTIVITY



COMMERCIAL FRONTAGE

RESIDENTIAL FRONTAGE

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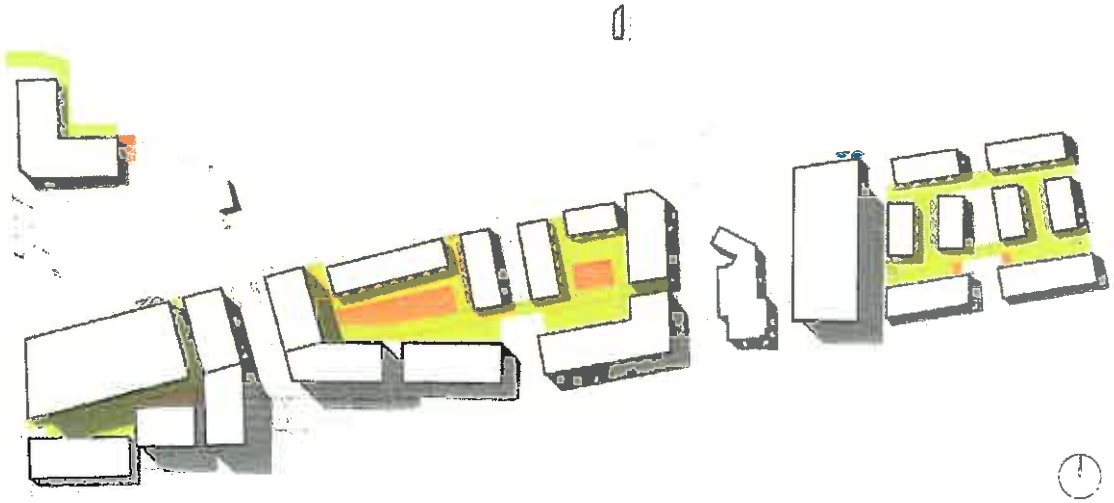
SERVICE ACCESS



- UTILIZING A DISTRICT APPROACH TO SERVICING BUILDINGS WILL ALLOW FOR THE MAXIMIZATION OF DEVELOPMENT AREA AND STREAMLINING OF SERVICES
- THE MASTER PLAN PROPOSES THE USE OF SHARED LOADING ZONES AND REFUSE STAGING / COLLECTION
- ALL BACK OF HOUSE OPERATIONS HAPPEN IN ALLEYS OR IN AREAS SCREENED FROM PEDESTRIAN VIEW

ACCESS WAYS

SHARED BUILDING SERVICE AREAS

BUILDING VEHICULAR ENTRANCES

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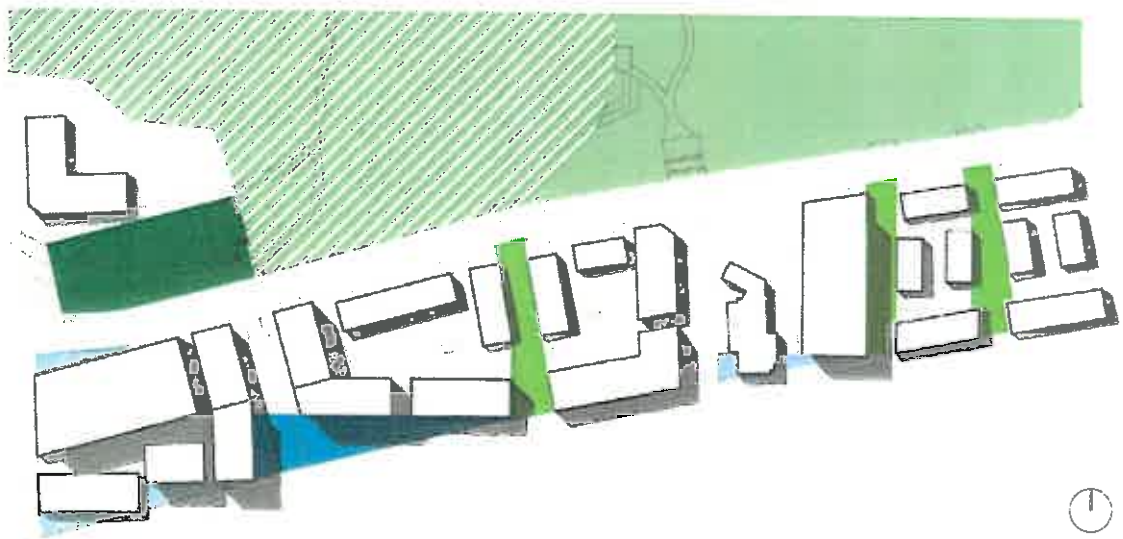
PUBLIC SPACE



EXISTING PARK

RESTORATION AREA

LARGE PLAZA

POCKET PLAZA

PARK

PEDESTRIAN MEWS

- INCORPORATING OPEN SPACE AND FLEXIBLE USE SPACES WILL ALLOW FOR THE DISTRICT TO UNDERTAKE A VARIETY OF PROGRAMS AND ACTIVITIES
- THE MASTER PLAN PROPOSES A NEW PARK, LARGE PLAZA, POCKET PARKS, PEDESTRIAN MEWS AND NEW ENTRANCES INTO INKSTER PARK
- THE MASTER PLAN IDENTIFIES INKSTER PARK IMPROVEMENTS, INCLUDING WOODLAND RESTORATION AND A KAYAK LAUNCH. THESE IMPROVEMENTS SHOULD BE COORDINATED WITH WAYNE COUNTY PARKS

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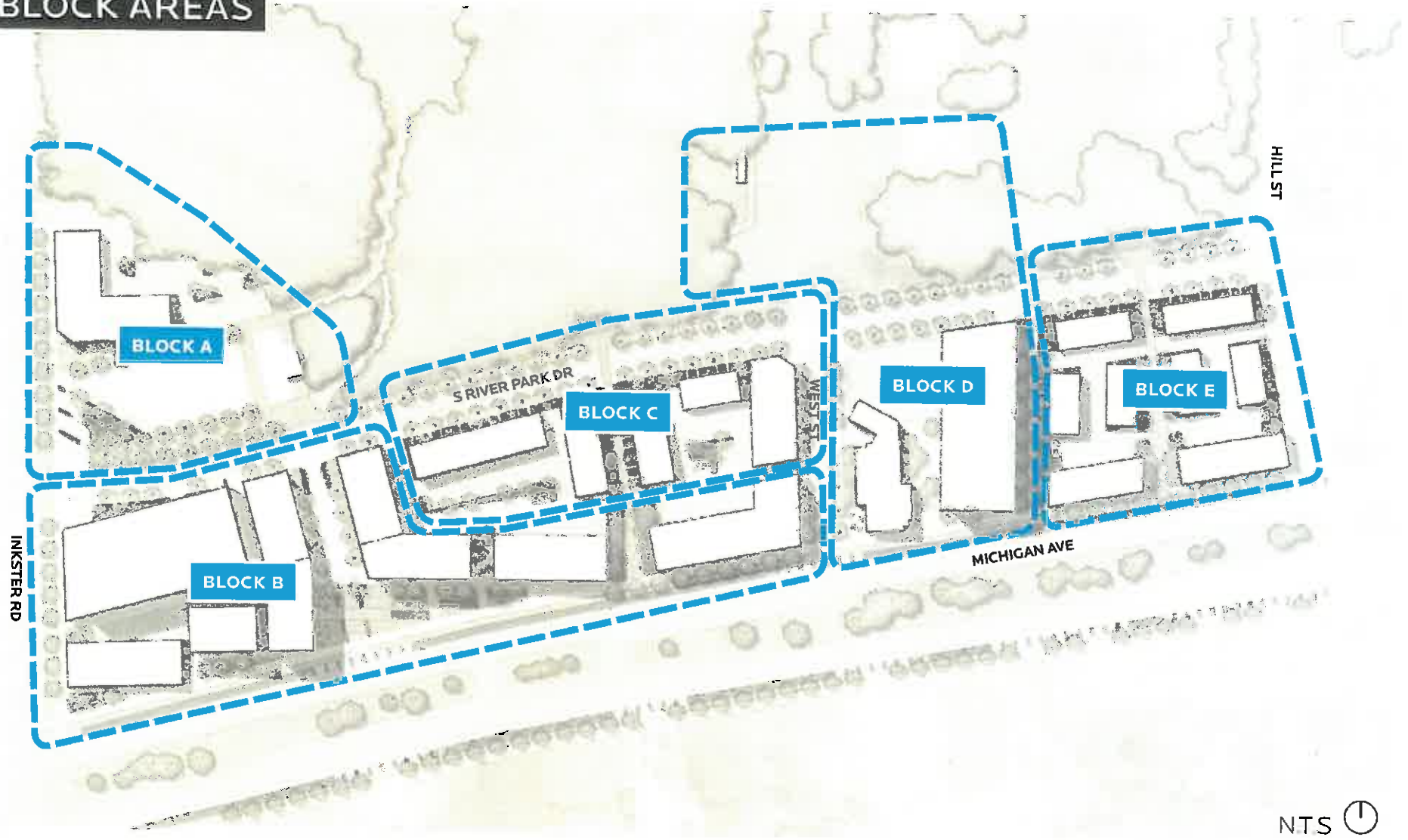
BLOCK AREAS

BLOCK AREAS



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BLOCK A

BLOCK A								
BUILDING						PARKING		
BUILDING ID	COMMERCIAL GSF	UPPER FLOORS GSF	PARKING DECK GSF	RESIDENTIAL GSF	TOTAL GSF	REQUIRED PARKING	ON-SITE PARKING	SURPLUS/DEFICIT
A-1	11,000	28,900	-	-	39,900	112	49	63

ASSUMPTIONS

- COMMERCIAL PARKING RATIO: 1 CAR PER 300 SF
- UPPER FLOORS PARKING RATIO: 1 CAR PER 400 SF
- RESIDENTIAL PARKING RATIO: 1 CAR PER 750 SF

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BLOCK B

BLOCK B								
BUILDING						PARKING		
BUILDING ID	COMMERCIAL GSF	UPPER FLOORS GSF	PARKING DECK GSF	RESIDENTIAL GSF	TOTAL GSF	REQUIRED PARKING	ON-SITE PARKING	SURPLUS/DEFICIT
B-1	7,200	-	134,000	-	141,200	27	375	(348)
B-2	6,300	18,300	-	-	24,600	70	12	58
B-3	3,800	10,800	-	-	14,600	43	3	40
B-4	9,600	35,200	-	-	44,800	123	10	113
B-5	11,000	38,200	-	-	49,200	135	16	119
B-6	6,200	18,000	-	-	24,200	69	11	58
B-7	10,300	28,000	-	-	38,300	107	22	85
TOTAL	**54,400**	**148,500**	**134,000**	**-**	**336,900**	**574**	**449**	**125**

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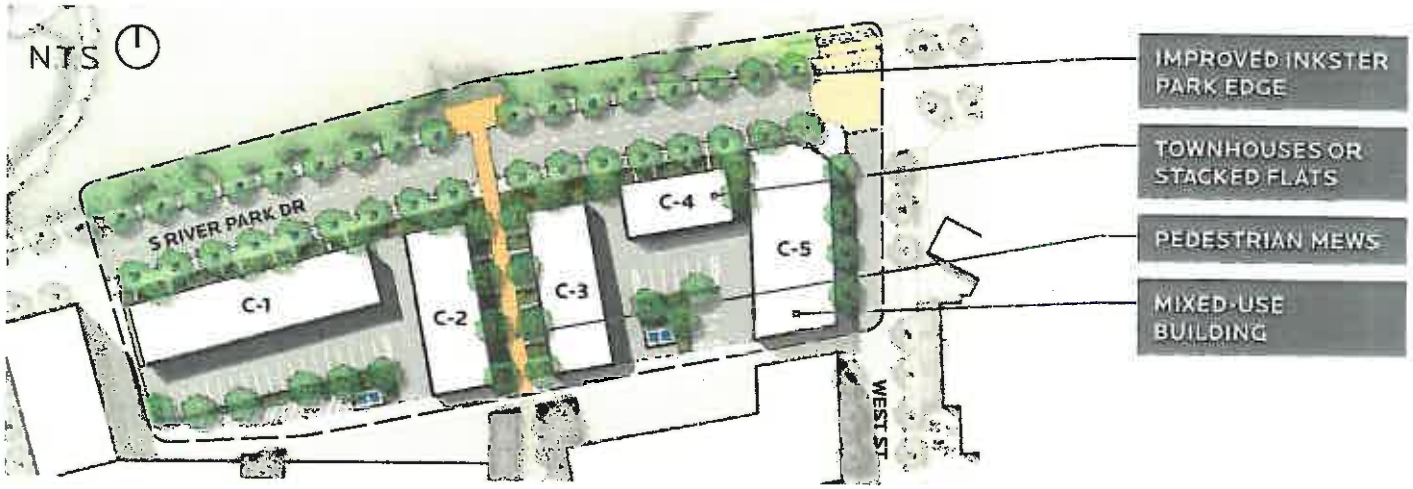
BLOCK C

BLOCK C								
BUILDING						PARKING		
BUILDING ID	COMMERCIAL GSF	UPPER FLOORS GSF	PARKING DECK GSF	RESIDENTIAL GSF	TOTAL GSF	REQUIRED PARKING	ON-SITE PARKING	SURPLUS/DEFICIT
C-1	-	-	-	13,500	13,500	18	18	-
C-2	-	-	-	9,000	9,000	12	12	-
C-3	-	-	-	9,000	9,000	12	32	(20)
C-4	-	-	-	6,000	6,000	8	8	-
C-5	6,000	16,000	-	-	22,000	63	22	41
TOTAL	**6,000**	**16,000**	**-**	**37,500**	**59,500**	**113**	**92**	**21**



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BLOCK D

BLOCK D								
BUILDING						PARKING		
BUILDING ID	COMMERCIAL GSF	UPPER FLOORS GSF	PARKING DECK GSF	RESIDENTIAL GSF	TOTAL GSF	REQUIRED PARKING	ON-SITE PARKING	SURPLUS/DEFICIT
D-1	5,000	-	115,000	-	120,000	20	300	(280)

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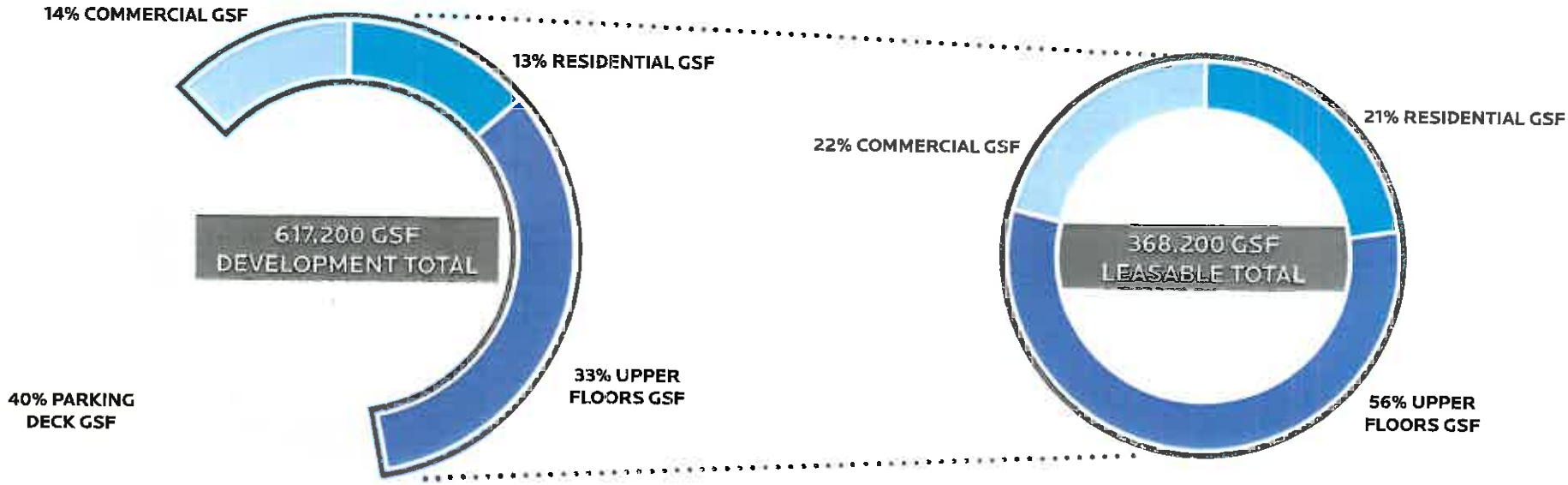
BLOCK E

BLOCK E								
BUILDING						PARKING		
BUILDING ID	COMMERCIAL GSF	UPPER FLOORS GSF	PARKING DECK GSF	RESIDENTIAL GSF	TOTAL GSF	REQUIRED PARKING	ON-SITE PARKING	SURPLUS/DEFICIT
E-1	-	-	-	7,500	7,500	10	10	-
E-2	-	-	-	9,000	9,000	12	12	-
E-3	-	-	-	6,000	6,000	8	8	-
E-4	-	-	-	6,000	6,000	8	8	-
E-5	-	-	-	6,000	6,000	8	8	-
E-6	-	-	-	6,000	6,000	8	8	-
E-7	3,200	6,000	-	-	9,200	29	11	18
E-8	4,200	7,000	-	-	11,200	35	11	24
TOTAL	**7,400**	**13,000**	-	**40,500**	**60,900**	**117**	**76**	**41**

DEVELOPMENT SUMMARY

	BUILDING					PARKING		
	COMMERCIAL GSF	UPPER FLOORS GSF	PARKING DECK GSF	RESIDENTIAL GSF	TOTAL GSF	REQUIRED PARKING	ON-SITE PARKING	SURPLUS/DEFICIT
BLOCK A TOTAL	11,000	28,900	-	-	39,900	112	49	63
BLOCK B TOTAL	54,400	148,500	134,000	-	336,900	574	449	125
BLOCK C TOTAL	6,000	16,000	-	37,500	59,500	113	92	21
BLOCK D TOTAL	5,000	-	115,000	-	120,000	20	300	(280)
BLOCK E TOTAL	7,400	13,000	-	40,500	60,900	117	76	41
DEVELOPMENT TOTAL	83,800	206,400	249,000	78,000	617,200	935	966	(31)



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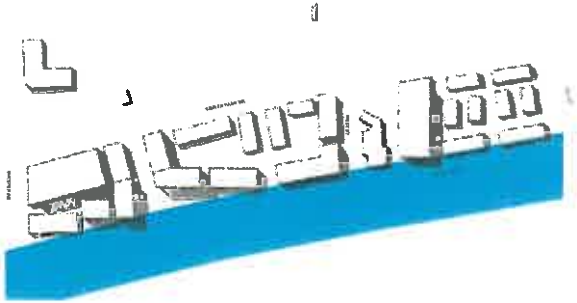
STREETS

MICHIGAN AVE ROAD IMPROVEMENTS



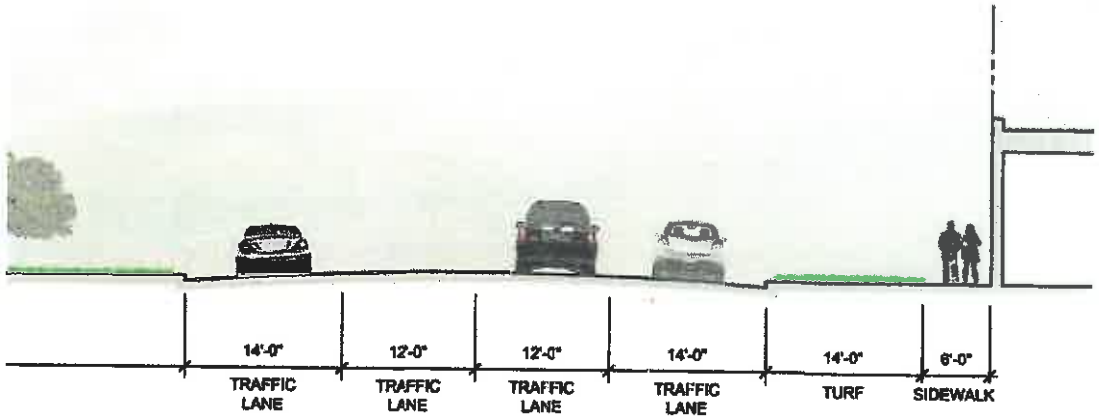
EXISTING CONDITION

INFORMATION

- CURRENT ADT IS 19,200 (SEMCOG)
- SPEED LIMIT: 40 MPH
- CURRENT CONDITION: 4 LANES EACH WAY + LEFT TURNING LANES

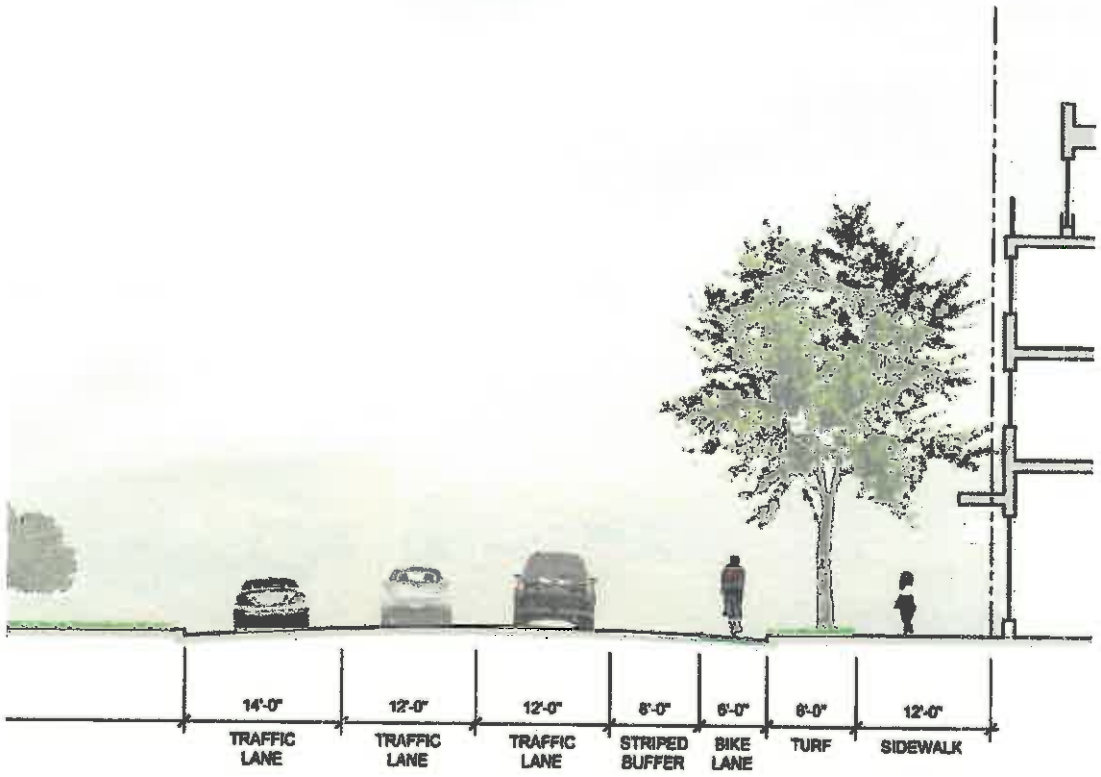
NEXT STEPS

- GOOD ROADWAY IMPROVEMENT PROJECTS BALANCE EFFICIENT TRAFFIC OPERATIONS WITH PLACE MAKING
- IMPROVEMENT OF MICHIGAN AVE WILL BE AN ONGOING COVERSATION WITH MDOT



MICHIGAN AVE ROAD IMPROVEMENTS

PROPOSED CONDITION - BIKE LANES



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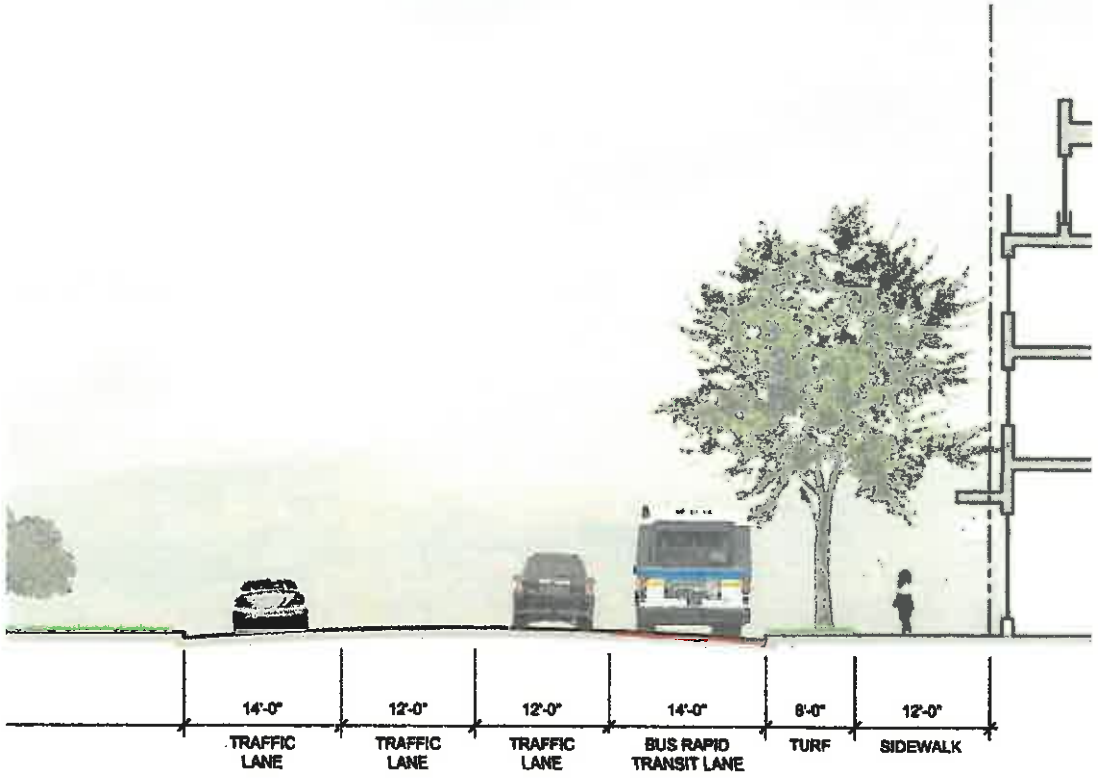
MICHIGAN AVE ROAD IMPROVEMENTS

PROPOSED CONDITION - BRT LANES



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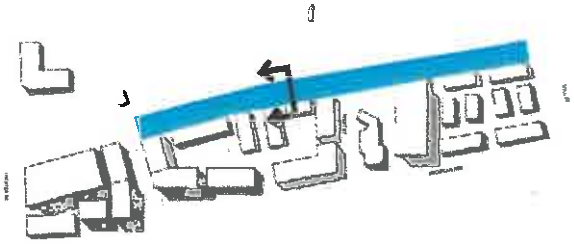
S RIVER PARK DRIVE

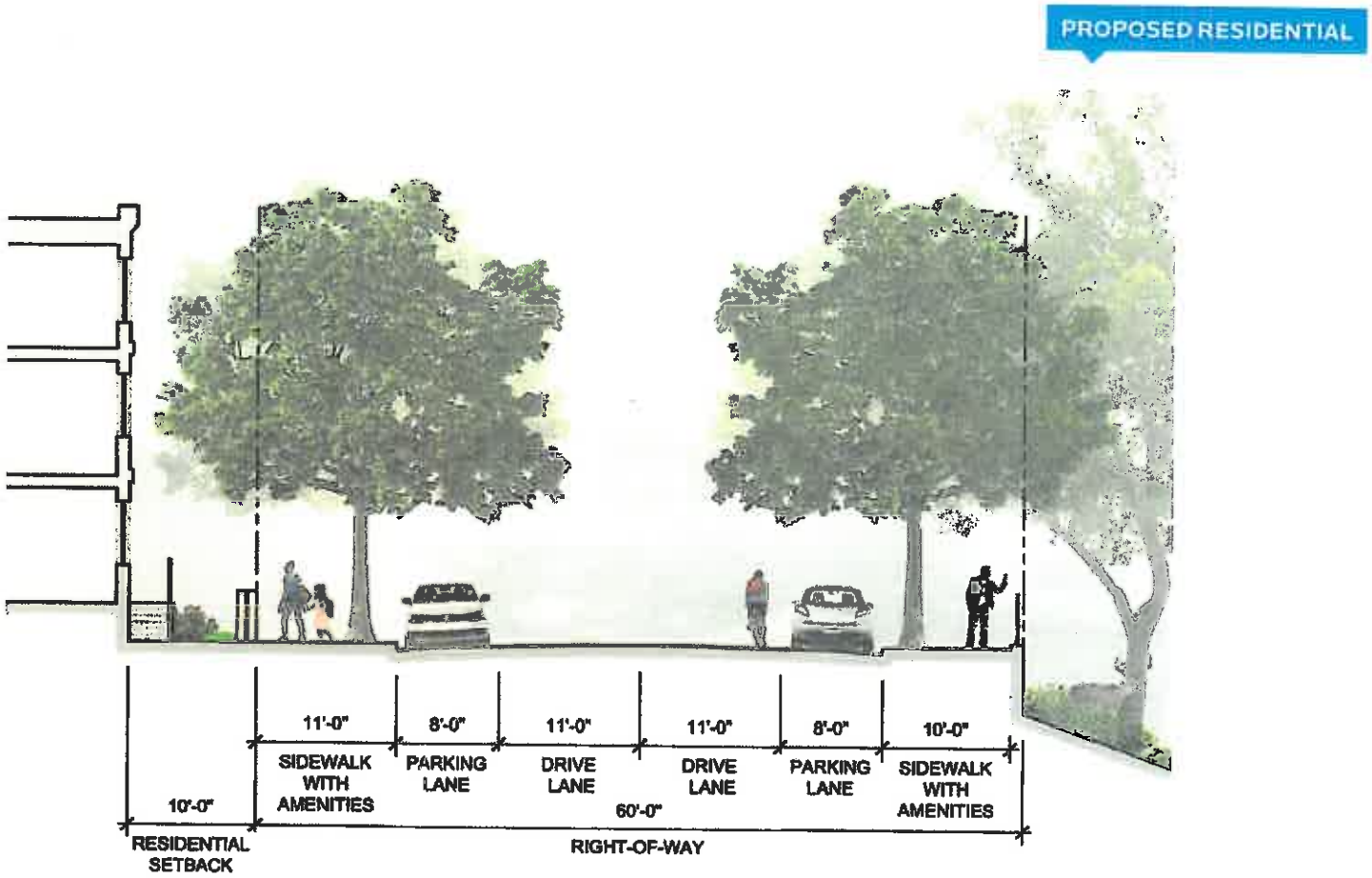


BEST PRACTICES

- DESIGN SHOULD MAXIMIZE ON-STREET PARKING
- STREET SHOULD INCLUDE SIDEWALKS ON BOTH SIDES AND STREET TREES. TREES SHOULD INCLUDE ACCOMMODATIONS FOR PROPER ROOTING VOLUME
- PICK-UP AND DROP-OFF AREAS SHOULD BE DESIGNATED IN MULTIPLE LOCATIONS ALONG STREET

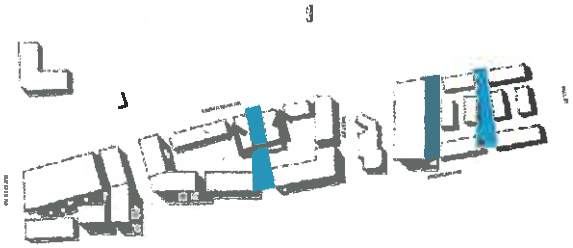
P28

S RIVER PARK DRIVE



P29

PEDESTRIAN MEWS



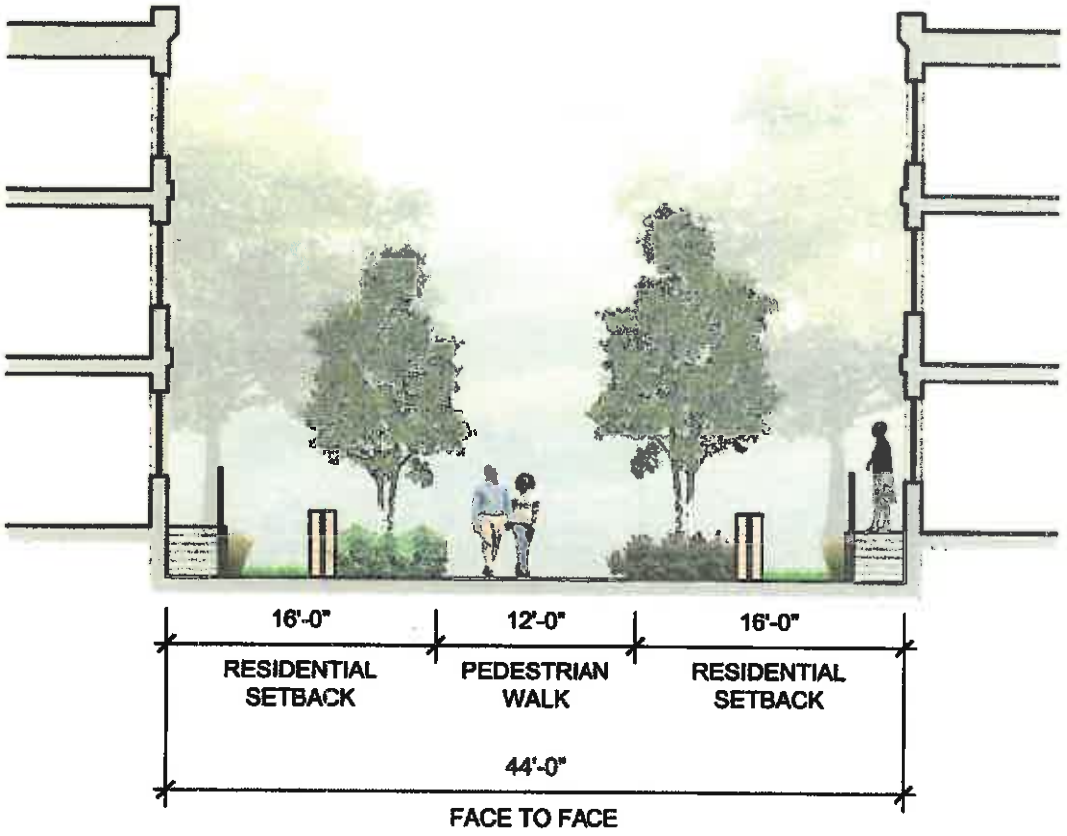
BEST PRACTICES

- MEWS SHOULD CONNECT TO STREET GRID
- IF MEWS IS SHARED BETWEEN CARS AND PEDESTRIANS, PEDESTRIAN CONSIDERATIONS SHOULD BE PRIORITIZED
- PAVING SHOULD BE PERMEABLE AND GREEN INFRASTRUCTURE COMPONENTS SHOULD BE INTEGRATED INTO MEWS PROFILE

P30

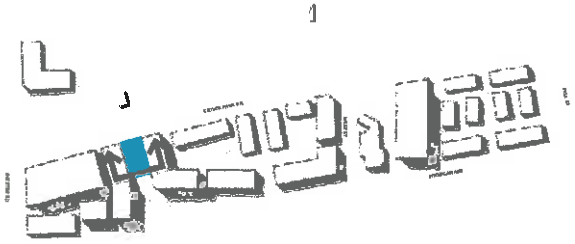
PEDESTRIAN MEWS

PROPOSED CONDITION



P31

INKSTER COMMONS



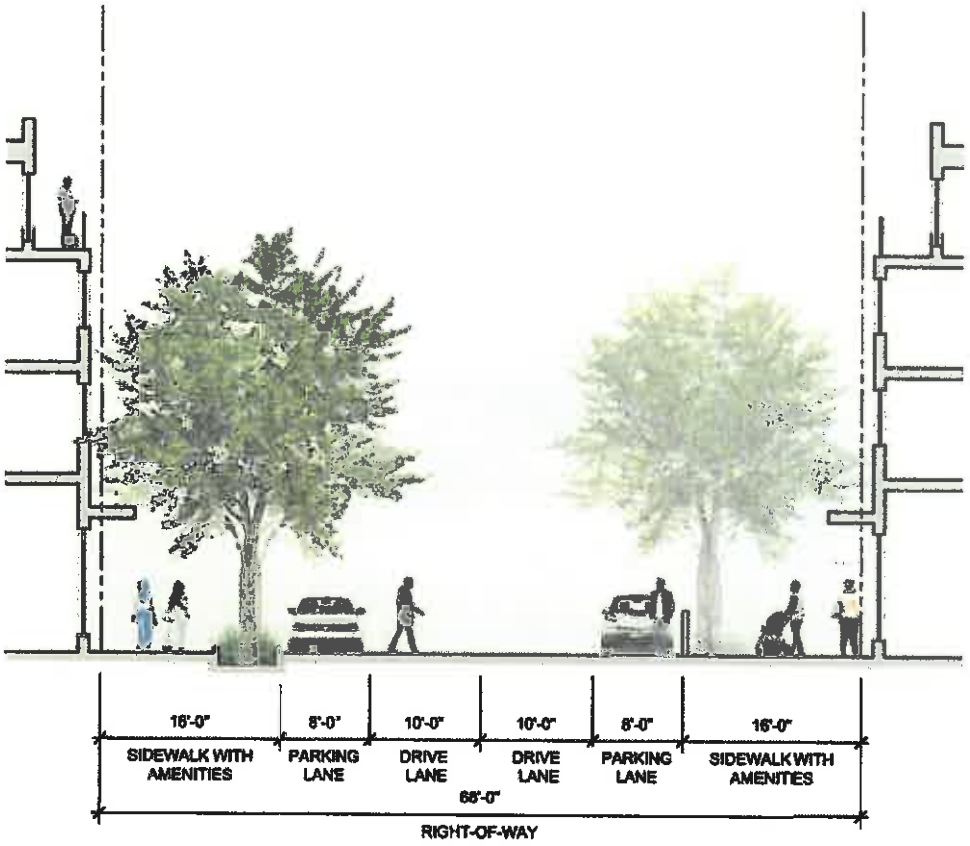
BEST PRACTICES

- STREET SHOULD INCLUDE DECORATIVE PAVING AND STREETSCAPE AMENITIES TO ENHANCE WALKABILITY AND CUE DRIVERS INTO PEDESTRIAN PRESENCE
- STREET SHOULD INCLUDE STREET TREES WITH ACCOMMODATIONS FOR PROPER SOIL ROOTING VOLUME
- STREET SHOULD INCLUDE GREEN INFRASTRUCTURE COMPONENTS LIKE STORMWATER PLANTERS AND SUBGRADE DETENTION CELLS

P32

INKSTER COMMONS

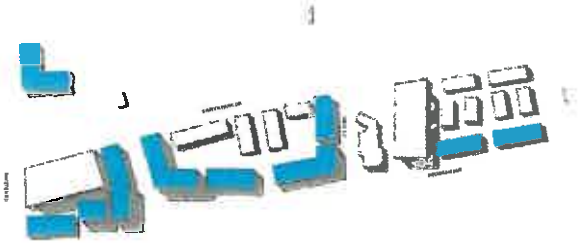
PROPOSED CONDITION



P33

BUILDINGS AND PUBLIC SPACES

COMMERCIAL AND MIXED-USE BUILDINGS

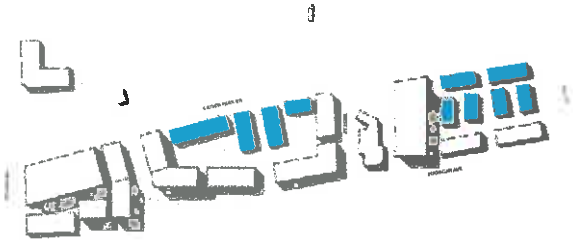


BEST PRACTICES

- ACTIVATE GROUND FLOORS WITH COMMERCIAL OR COMMUNITY BUILDING FUNCTIONS, SUCH AS GYMS OR LOUNGE AREAS
- IDENTIFY CURB AREAS SPECIFIC TO BUILDING FOR PATRON PICK-UP AND DROP OFF
- UTILIZE ALLEYS FOR LOADING AND BACK OF HOUSE SERVICES
- PARKING SHOULD BE SCREENED FROM THE RIGHT OF WAY BY BUILDING PLACEMENT. PARKING MAY 'TUCK UNDER' THE SECOND FLOOR

P35

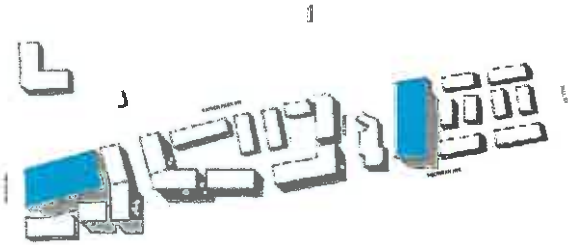
RESIDENTIAL BUILDINGS



BEST PRACTICES

- SEPARATE LIVING UNITS FROM STREET LEVEL BY ELEVATING FINISH FLOOR 2 - 4 FEET
- ACCESS GARAGES FROM THE ALLEY OR REAR OF UNIT
- FRONT ALL RESIDENTIAL UNITS ON A SIDEWALK OR PEDESTRIAN MEWS WHICH CONNECTS TO STREET GRID

PARKING DECKS



BEST PRACTICES

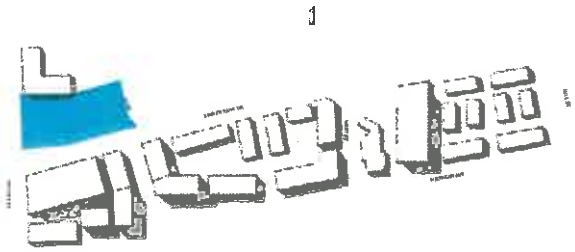
- UTILIZE HIGH QUALITY SCREENING MATERIAL TO CONTRIBUTE TO URBAN INTEREST
- MIXED-USE DECKS INCORPORATE COMMERCIAL USAGE INTO THE FIRST FLOOR AND MUST BE CONSTRUCTED CONCURRENTLY
- LINERS ARE BUILT DIRECTLY ADJACENT TO PARKING DECKS AND SCREEN IT FROM PUBLIC VIEW. LINERS MAY BE BUILT SEPARATELY FROM DECK
- VERTICAL CIRCULATION SHOULD BE WELL-LIT AND HIGHLY VISIBLE FROM ADJACENT STREETS

INKSTER COMMONS

BEST PRACTICES

- PLAZA SHOULD INCLUDE 1 LF OF SEATING FOR EVERY 30 SF OF PLAZA AREA
- INCORPORATE GREEN INFRASTRUCTURE COMPONENTS INTO PLAZA, SUCH AS STORMWATER PLANTERS AND SUBGRADE DETENTION CELLS
- FOOD TRUCKS AND FOOD CARTS SHOULD BE ENCOURAGED FOR SHORT-TERM ACTIVATION

CITY HALL PARK



BEST PRACTICES

- PARK IMPROVEMENTS SHOULD MINIMIZE ECOLOGICAL DISTURBANCE
- RUNOFF TO CREEK SHOULD BE TREATED WITH WATER QUALITY MEASURES

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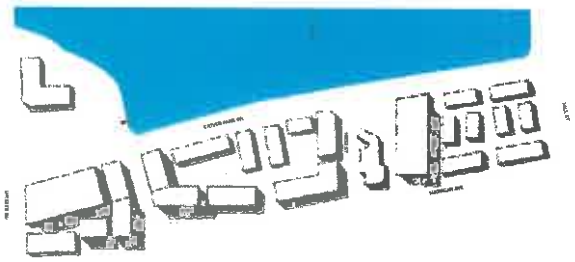
INKSTER PARK



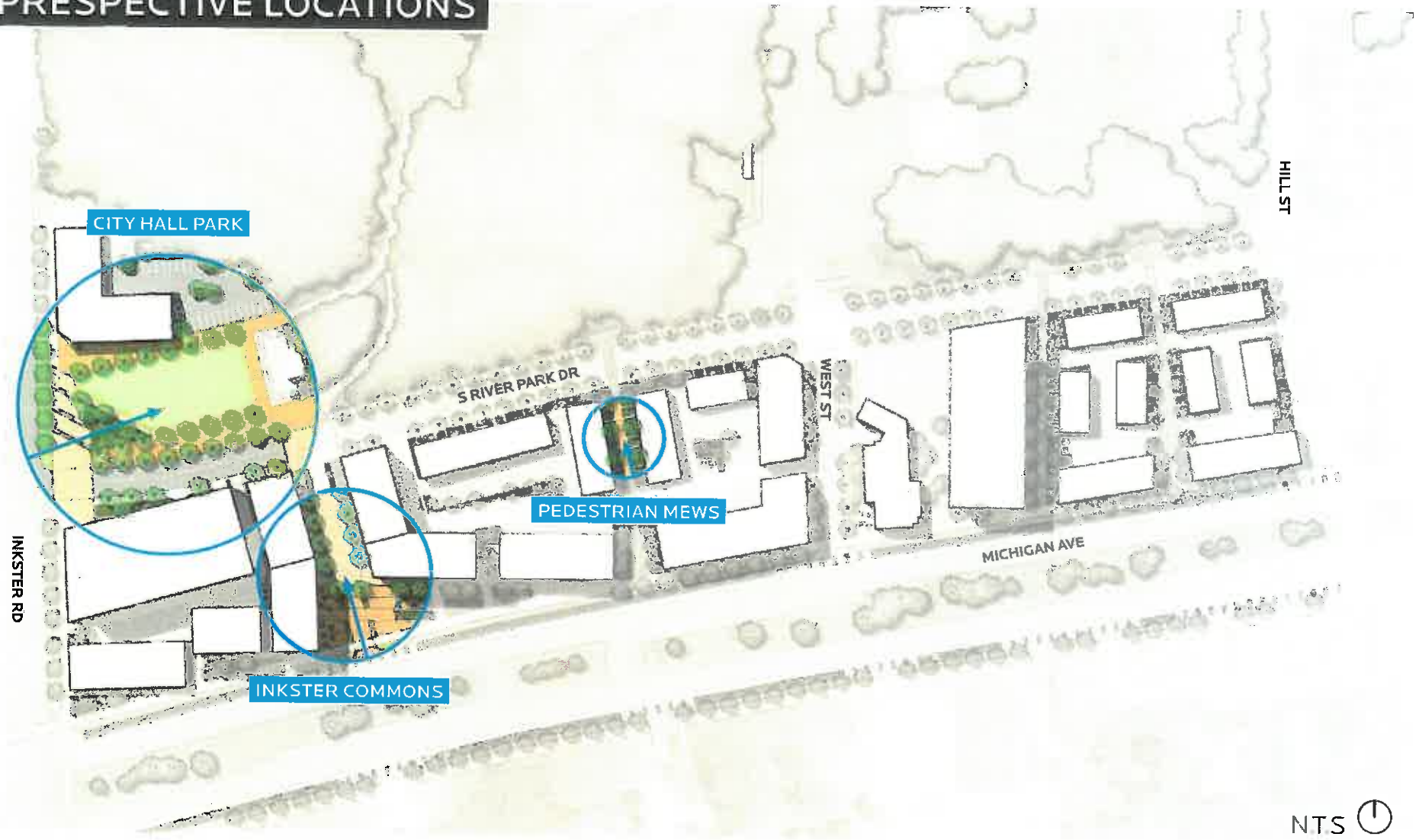
BEST PRACTICES

- AMPHITHEATER INSTALLATION SHOULD MINIMIZE ECOLOGICAL DISTURBANCE
- RUNOFF TO CREEK SHOULD BE TREATED WITH WATER QUALITY MEASURES

P40

VISUALIZATIONS

PRESPECTIVE LOCATIONS



INKSTER COMMONS

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PEDESTRIAN MEWS

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January 7, 2019
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 7, 2019.

Prior to the Regular Council Meeting: City Council members discussed:
A. Agenda Discussion

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to go into Executive Session 6:40 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Councilmember Chisholm, Seconded by Councilmember Mitchell adjourn the closed Executive Session at 7:25 p.m. Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:35 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 Hall.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
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 "B" under New Business and the removal of 26011Ross under item "A" under New Business.
1-19-01R - Motion carried.

Presentations/Discussion

A. Inkster Chamber of Commerce Update – Chamber President

Public Hearings

Consent Agenda

A. December 17, 2018 Regular City Council Meeting Minutes.
B. Allen Brother's and Attorney's PLLC. Invoice $29,587.50

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the Consent Agenda.
Resolution 1-19-02R – Motion carried.

Boards and Commission

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

Previous Business

A. Consideration and approval of FY 2018 Budget Amendment #1 for General Fund, Major Street, Local Street, PEG, Drug Forfeiture and Water & Sewer Funds.

Moved by Mayor Pro-Tem Williams, Seconded Councilmember Oden to *Remove from the Table* the approval of FY 2019 Budget Amendment #1 for General Fund, Major Street, Local Street, PEG, Drug Forfeiture and Water & Sewer Funds.
Resolution 1-19-03R – Motion carried.

Moved by Mayor Pro-Tem Williams, Councilmember Chisholm to approve of the FY 2019 Budget Amendment #1 for General Fund, Major Street, Local Street, PEG, Drug Forfeiture and Water & Sewer Funds.
Resolution 1-19-04R – Motion carried.
NAY: Howard

Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

New Business

A. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase four (4) vacant houses (Case # LD 17-61) 27432 Kurtsell, 29613 Oakwood, 3252 Henry, and 26011 Ross which are legally described as 25A59 LOT 59 ASSESSORS INKSTER PLAT NO. 2 T2S R9E L64 P64 WCR (Property I.D. 44 007 01 0059 000), and 23C433 434 435 LOTS 433 434 AND 435 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D. 44 002 01 0433 000), 25U509 LOT 509 ALSO E 1/2 ADJ VAC ALLEY WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0509 000), and 31A219 LOT 219 ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (Property I.D.44 024 01 0219 000) in the amount of $2,002 to Platinum Acquisitions

Moved by Councilmember Oden, Seconded Mayor Pro-Tem Williams to approve of offer to purchase four (4) vacant houses (Case # LD 17-61) 27432 Kurtsell, 29613 Oakwood, 3252 Henry, and 26011 Ross which are legally described as 25A59 LOT 59 ASSESSORS INKSTER PLAT NO. 2 T2S R9E

L64 P64 WCR (Property I.D. 44 007 01 0059 000), and 23C433 434 435 LOTS 433 434 AND 435 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D. 44 002 01 0433 000), 25U509 LOT 509 ALSO E 1/2 ADJ VAC ALLEY WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0509 000), and 31A219 LOT 219 ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (Property I.D.44 024 01 0219 000) in the amount of $2,003 to Platinum Acquisitions
Resolution 1-19-05R – Motion carried

B. Discussion/Action: (City Council) To vote in accordance with the vote taken in closed session (Wimberly; Cimeot)

Moved by Councilmember Chisholm, Seconded Councilmember Mitchell To vote in accordance with the vote taken in closed session (Wimberly; Cimeot)
Resolution 1-19-06R – Motion carried

Public Participation

- **Congresswoman Rashida Talib** – Stated that she is excited to represent the City of Inkster. She further stated that in the near future she will have neighborhood service centers where residents can receive help.
- **Ernestine Williams** – Announced an event to be hosted at the Inkster Library. She also asked residents and council to join the Inkster Chamber.
- **Javion Johnson** – Stated that the Democrats are working on a lot of legislative issues. He said to name a few are lower auto insurance rates, equal access to health care and reduce prescription drug rates.
- **Octavia Smith** – Announced Inkster Task Force Winter Blast on January 26, 2019 at 11:30 a.m. until 2:00 p.m. She further announced yoga and Zumba classes at Western Wayne Family Health Services.
- **Gina Steward** – Announced that the NAACP Branch that she is President of was chosen as Branch of the Year. She further stated that they would continue voter outreach and plan to work towards having the thirty and older group participate in the voting process.
- **Asia Sims** – Provided suckers to Mayor and Council and to Law Enforcement as part of Law Enforcement week.
- **Barbara Cooper** – Stated that the National Christian's in Action network would be hosting a Gospel tribute on January 19, 2019 at Springhill Baptist at 6:00 p.m. She further announced the Inkster Good fellow's appreciation dinner on January 9, 2019. She invited Mayor and Council, the Police Chief, Fire Chief, Darin Carrington and David Jones.
- **Colin Seals** – Stated that the blood plasma center's new location is hosting an open house from 5:30 p.m. until 7:00 p.m. for interested job seekers. They are looking to hire approximately twenty individuals.
- **Officer Lebo** – Announced an Explorer Program, Coffee with a Cop to be held on January 16, 2019 at Gracie's Pastaria at 6:00 p.m., and the Fraud Seminar on January 23, 2019.
- **William Miller** – Stated he is the President of the National Action Network. He stated that the statistical numbers have come in for the number of traffic stops by Westland Police Officers with Inkster residents. He stated he hopes to have that data out soon.

City Clerk

- No Comments.

City Treasurer

•No Comments.

Mayor and Council

- **Councilwoman Howard** – No Comments.
- **Councilman Chisholm** – Wished residents a Happy New Year. He further stated he helped rescue a dog last week. He stated he thought to himself as he saw the distressed puppy, what would Officer Lebo do? He ended up contacting a shelter who assisted with the dog.
- **Councilwoman Watley** – Stated that she is making finalizations to the Black History event calendar for city of Inkster residents and anyone who wishes to participate. She stated there are events going on every day in February. She lastly stated that some of the events required a pre-registration and encouraged residents to do so. She said the kick-off begins February 1, 2019.
- **Councilman Oden** – Wished residents a Happy New Year. He thanked the Police Department for their service and helping make sure residents had a great Christmas with Shop with a Cop.
- **Councilwoman Mitchell** – Stated she prays everyone has a prosperous and healthy new year. She said that the Inkster Task Force and Western Wayne Family Center is partnering for a food drive on January 15, 2019.
- **Mayor Pro-Tem Williams** – Wished residents a Happy New Year. Asked residents to shop Inkster.
- **Mayor Nolen** – Wished everyone a Happy New Year. Stated Clemson would win the game tonight.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made By Councilmember Chisholm, Seconded by Mayor Pro-Tem Williams and carried, the Regular Council meeting of January 7, 2019 was adjourned at 8:25 p.m.

Felicia Rutledge, City Clerk
City of Inkster

January 21, 2019

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. - (Ex-Officio Member)	Tenure
Rochelle Wells	Exp. 8/06/20
Doris Horne	Exp. 08/06/20
Henry Wade	Exp. 08/06/20
Toni Bailey	Exp. 07/07/19
Vacant	Exp. 01/17/20
Gabe Henderson	Exp. 08/06/20
Jean Liddell	Exp. 08/06/20
Iris Long	Exp. 01/17/20
June Patter son	Exp. 01/17/20
Debra Owens	Exp. 05/21/20
Chuck Coleman	Exp. 08/20/20

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. 03/05/2019
Gina Triplett (Alternate)	Exp. 03/05/2019
Lenoria Warmack	Exp. 03/06/2019
Vacant	

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey	Exp. 07/16/20
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	
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Vacant	

BUILDING AUTHORITY COMMISSION - *Inactive*

[MEETINGS: Second Monday in January]

3 Year Term	5 Members	State Law and Resolution 74-1-39
Nathaniel Elcock		Exp. 12/31/05
Hersey Bryant, (C)		Exp. 12/31/00
Horace Wells		Exp. 12/31/01

CABLE TELEVISION COMMISSION

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

3 Year Term	9 Members	Ordinances 593 and 609
Timothy Williams	Ex-Official	
Troy Seaton	Dist. 1	Exp. 01/17/20
~~Leon Houston~~	~~Dist. 2~~	~~Exp.~~ Served Notice; Returned
Vacant	Dist. 3	Exp.
Octavia Smith	Dist. 4	Exp. 07/03/20
Thelma Jean Overman	Dist. 5	Exp. 02/06/20
	Dist. 6	Exp. 01/04/19
Sandra Watley	**Mayoral**	Exp. 01/03/20
Steven Chisholm	At-Large	Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term	3 Members	Ordinances 237 & 559
Clarence Oden		Exp. 6/18/15
Vacant - (Employee Representative)		
~~James White~~		Exp. 12/04/11
- (Commission Appointment)		

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

	5 Members	Ordinance 150.140 thru 150.145
Mark Minch (Building Contractor)		Exp. 9/19 (1 Year Term)
Deborah Owens (General Member)		Exp. 9/19 (2 Year Term)
Guy Borrusch General Member)		Exp. 9/19 (2 Year Term)
Dorsey Williams (Contractor)		Exp. 9/20 (3 Year Term)
James Garett (Engineer)		Exp. 9/20 (3 Year Term)
Charles Rizzon (Alternate)		Exp. 12/19

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Shirley Hankerson		Exp. 12/21
Yvette Brock		Exp. 12/21
Charles Rizzo		Exp. 12/21
Tom Michelini – Building Inspector		Exp. 04/19

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. 12/17/22
Angela Dodson		Exp. 02/19/22
Cynthia Adams (Secretary)		Exp. 12/17/22
Brittni 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)	12/20
LaGina Washington (Mayor and Council appointee)	12/22

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. 03/19
Mable Stroman	Exp. 3/22
Ellis Clifton	Exp. 3/19
DaSalla Scott	Exp. 9/20 (Resident Housing)
George Williams	Exp. 10/19

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]
2 Year Term 7 Members State Law and Ordinance 196

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
Gabe Henderson	Dist. ???	Exp. 08/20/20

LIBRARY BOARD 4 year term

Michael Wells	Exp. 2019
Akindele 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
Brittni 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		

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
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/19/20
James Richardson, Jr.	Dist. 5	Exp. 02/19/20
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

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 Smith	**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. 0419
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
Marcus Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term | 7 Members | State Law and Ordinance 277

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 Michelini		Exp. 04/18/19
Teresa Patton		Exp. 08/06/21
Mac Willis		Exp. 11/05/21

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barns Community CTR. 32150 Dorsey Westland, MI. 48186]

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
Brittni 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
Vacant	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 9, 2019**

From: Jerome Bivins, DPS Director **Date for Council's Consideration: January 22, 2019**

ACTION REQUESTED: Consider authorization for Administration to accept the quote from Kopf Mechanical to update control for HVAC system at the Recreation Center.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND:

The Recreation center heating ventilation air condition (HAVC) unit is least 30 years old and has been repaired on several occasion due to the lack of heat being properly distributed throughout the building. As a result of all the repair work that has been done to the system we have come to a point where the system needs to be updated to properly distribute heat throughout the building. Kopf Mechanical Service Company came out, assessed the Recreation Center, and put together a quote to update our system without having to replace the entire unit. Based on the quote that has been given to City Council this evening, the Administration is requesting to move forward in getting the system update now.

SCOPE OF SERVICES:

To update the HVAC control at the Recreation Center.

JUSTIFICATION:

To update the HVAC system controls at the Recreation Center so that the heat will be distributed properly throughout the building.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

$6,454.00

PROJECTED TIME TABLE:

Within three to four weeks of City Council approval

RESOLUTION:

Authorization is hereby given to Administration to accept the quote from Kopf Mechanical to update control for HVAC system at the Recreation Center.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

Kropf Mechanical Service Company

January 7 ,2019

Jerome Bivins
Inkster DPS
26900 Princeton
Inkster, Mi. 48141

Dear Jerome:

Subject: Recreation Center/ Control Update

We are pleased to present the following:

Removal and replacement of seven [7] hot deck/cold motor actuators

Removal and replacement of seven [7] room thermostats

Reconnection between actuator control arms and dampers [adjusting the stroke as required]

Your cost to replace is $6,454.00 dollars

If you need any further information feel free to contact me
Sincerely,

David Williams

David A. Williams

President

Acceptance of Proposal (Rec. Center Control Update) – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Company: _____

Purchase Order #: (If Applicable): _____

Price: $6,454.00 _____

Date of Acceptance: _____

Print Name: _____

Signature: _____

Please sign and return one (1) copy of acceptance of proposal and keep one (1) copy for your records. Thank you

33792 Capitol Livonia, Michigan 48150 (734) 427-6700 FAX: (734) 427-6726

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date: January 14, 2019**

From: Felicia Rutledge, City Clerk **Date for Council Consideration: January 22, 2019**

ACTION REQUESTED: Consideration and approval to extend the Medical Marijuana Business License Application Moratorium for another seven (7) months.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

On June 18, 2018 city council voted to have a moratorium placed on accepting Medical Marijuana Business License applications starting June 18, 2018; Cultivation Provisioning Centers, Transportation, Testing and Processing Centers for seven (7) months. The seven month period is over and City Council will need to vote to extend the moratorium another seven (7) months.

SCOPE OF SERVICES

JUSTIFICATION

The city wanted to see how many Medical Marijuana Business licenses will be issued by LARA the licensing agent for all Medical Marijuana facilities. Further there is a recreational marijuana ballot initiative that was voted at the November election; and passed. The city wants to see how LARA handles prospective licensees if that initiative did pass and work on a city Ordinance for recreational marijuana.

PROJECT OR IMPROVEMENT TASKS

COSTS

Fees for Medical Marijuana Business Licenses at $5,000 per License.

PROJECT TIME TABLE

Immediate action upon City Council approval to extend the Medical Marijuana Business License application moratorium for seven (7) months.

RESOLUTION

Authorization is hereby given to extend the Medical Marijuana Business License application Moratorium for seven (7) months.

Resolved by _____ Seconded by _____

Yes: No: Absent:

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor **Date: January 15, 2019**

From: Adrianna Jordan
City Planner

Date for Council Consideration: January 22, 2019

ACTION REQUESTED: Consider denial of a Special Land Use (SLU 18-15) for a Used Car Dealership located at 29899 Michigan Avenue in the B-3, General Business District per the recommendation of the Planning Commission. Kassam Farhat is the applicant.

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

On Monday, January 14, 2019, the Planning Commission reviewed and recommended for denial SLU 18-15 for a used car dealership located at 29899 Michigan Avenue in the B-3, General Business District. The recommendation of denial is based on the findings listed below. The associated Site Plan (SP 18-16) was approved with conditions. City Staff did not make a recommendation of approval or denial, but instead recommended that the results of the public hearing be factored into any decision by the Planning Commission, and noted that the site borders the City's proposed Entertainment District and a used car lot would be incompatible with this district and the master plan. Kassam Farhat is the applicant. Draft meeting minutes are attached.

The site is located on the south side of Michigan Avenue between Henry Ruff and Middlebelt, and has an area of 3.01 acres. It was previously occupied by a used car dealership that was operating illegally without an Inkster business license until it was sold to the current owner on January 14, 2016. The State of Michigan issued a dealer license to the previous owner which was surrendered on April 13, 2016, and the new owner pulled a dealer license on May 18, 2016 (although he did not have a Certificate of Occupancy (C of O) from the City to operate). The site and used car lot is currently vacant and non-operational.

The applicant originally submitted a Special Land Use and site plan application on August 2, 2016; however, this application stalled and expired prior to going for a public hearing in front of the Planning Commission due to cost-prohibitive storm water infrastructure upgrades that were necessary at the time. Per MDEQ's new guidance, the storm water infrastructure is no longer an issue, and the applicant is re-submitting their project.

The Planning Commission's recommendation for denial of the Special Land Use was based on the following findings (review letters and site plans are attached):

1. **Incompatibility with the Master Plan.** The City's adopted 2017 Master Plan denotes the area immediately adjacent to the subject site as the City's proposed "Entertainment District". This district is intended for land uses such as restaurants, bars, nightclubs, hotels, sports and recreation, cultural facilities, and creative services. Conversely, "auto sales" are a discouraged land use.
2. **Designation as a Redevelopment Site.** The subject site is designated as one of eight redevelopment sites located just outside the Entertainment District, and redevelopment of the site should be carefully considered to support the development and growth of the adjacent proposed Entertainment District.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The City Planner's letter dated October 25, 2018 recommends that Planning Commission consider the results of the public hearing and the site's proximity to the Entertainment District in its Special Land Use recommendation. Planning Staff neither recommended approval or denial of the Special Land Use. Planning Commission recommended denial of the Special Land Use based on the aforementioned findings.

Site plans and maps are attached for review. A full copy of the site plan is available for review in the Planning Department upon request.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

If the Special Land Use is denied by City Council, the applicant will be unable to move forward with obtaining Final Site Plan approval, and the project will effectively be denied altogether.

RESOLUTION

Resolved by _____ Seconded by _____

To deny a Special Land Use (SLU 18-15) for a Used Car Dealership located at 29899 Michigan Avenue in the B-3, General Business District based on the findings noted per the recommendation of the Planning Commission.

Yes:
No:
Absent:

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, January 14, 2018**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Vice Chairman Ratliff called the meeting to order at 6:31 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Nolen, Garrett, and Williams.
Absent: Commissioners Faison, Davis, and Willis

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Kassem Farhat, Applicant

Public in attendance: Martha Theis, Gabberts' Concrete
Paul Lee, Gabberts' Concrete
George Williams, Citizen

II. ADOPTION OF AGENDA

MOVED by Garret, Seconded by Williams to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF December 10, 2018

MOVED by Ratliff, Seconded by Williams to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. **Case # 18-15 (SLU), # 18-16 (SP) – Used Car Dealership**
Public Hearing to review and consider special land use and a site plan for a used car lot (SLU18-15) in the B-3, General Business District at 29899 Michigan Avenue. Kassem Farhat is the applicant. The subject property is located on the south side of Michigan Avenue between Middlebelt and Henry Ruff.

MOVED by Williams, Seconded by Ratliff to open the public hearing for Case # 18-15 (SLU), 18-16 (SP) – Used Car Dealership. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioners were unsure about approving a Site Plan, (SP) 18-16, but not approving the SLU because the use, a used car dealership, does not align with the City's Master Plan regarding an entertainment district in that section of Michigan Avenue.
2. Commissioner Nolen requested the date of the Car Dealership Moratorium to ensure that this application was submitted before the moratorium was put into effect. Kaitlyn Hines proved that it was indeed submitted before the moratorium took effect.

Public Remarks:

1. Mr. Paul Lee discussed the cleaning of the property and the possibility of installing a solar farm on one of the nearby lots.

MOVED by Williams, Seconded by Ratliff to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Cain, Seconded by Nolen to deny recommendation of Case # 18-15 (SLU) – Used Car Lot due to the following conditions:

1. A used Car Lot does not align with the Cities Master Plan to use the area as an Entertainment District.

MOVED by Cain, Seconded by Williams to approve Case # 18-16 (SP) – Used Car Lot.

MOTION CARRIED unanimously.

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Downtown Core Plan**
Planning Commission to review the draft of the Downtown Core Plan prepared by Hamilton Anderson.

Public Comments:

1. George Williams asked about the timeline for these projects. Commissioner Nolen explained that this is a phased project and that the renderings provided by HAA were for the developer to get an idea of what the City wants.

VIII. MISCELLANEOUS

NONE.

VIII. ADJOURNMENT – 7:32 pm

MOVED by Ratliff, Seconded by Garrett to adjourn the Planning Commission meeting held on January 14, 2019. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

DRAFT

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

October 24, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP18-16 – Used Car Lot

Location: 29899 Michigan Avenue

Zoning: B-3, General Business District

Applicant(s): Kassam Farhat

The City of Inkster Planning Department has reviewed the above-referenced Special Land Use (SLU) and Site Plan application. This review letter is based on a site visit held on Tuesday, May 29, 2018, and revised site plans dated Friday, October 5, 2018.

SITE DESCRIPTION

The site is located at 29899 Michigan Avenue and has an area of 3.01 acres. It was previously occupied by a used car dealership that was operating illegally without an Inkster business license until it was sold to the current owner on January 14, 2016. The State of Michigan issued a dealer license to the previous owner which was surrendered on April 13, 2016, and the new owner pulled a dealer license on May 18, 2016 (although he did not have a Certificate of Occupancy (C of O) from the City to operate). The site and used car lot is currently vacant and non-operational.

The applicant originally submitted a Special Land Use and site plan application on August 2, 2016; however, this application stalled and expired prior to going for a public hearing in front of the Planning Commission due to cost-prohibitive storm water infrastructure upgrades that were necessary at the time. Per MDEQ's new guidance, the storm water infrastructure is no longer an insurmountable issue, and the applicant is re-submitting their project. At this time we have reviewed the application for compliance with the Inkster Zoning Ordinance regulations, and sound planning and zoning principles and offer the following comments for your consideration.

The following chart provides information on zoning, current, and future land uses.

	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Used Car Lot	B-3, General Business District	Regional Commercial
North	Adult Business / Vacant Land	B-3, General Business District	Regional Commercial
South	Railroad Tracks / SMART Terminal / Vacant Land	R1-B, One-Family Residential District / M-1, Light Industrial District	Industrial
East	Furniture Store	B-3, General Business District	Regional Commercial
West	Vacant Land	B-3, General Business District	Regional Commercial

EXHIBIT A: AERIAL VIEW OF SITE

COMMENTS

1. **Zoning and Use (§155.047(D)(2)).** The B-3 district has no minimum front yard, rear yard, and interior side yard setbacks, so the site plan complies with setback standards. The maximum lot coverage is determined on the basis of required off-street parking, loading, greenbelt screening, and yard setbacks provided. The site plan complies with lot coverage standards.

Outdoor Sales of Automobiles and Other Vehicles is permitted as a Special Land Use subject to the provisions of §155.134. Automotive sales are among the special land uses considered for the General Business District and Regional Commercial future land use; however, the subject parcel is located across the street from the City's Entertainment District, and the proposed use is not consistent with the development of an Entertainment District in the area. All outdoor areas for the sale of vehicles must comply with the conditions specified in §155.133 and §155.134.

The rear of the site has been used historically as a non-conforming junk yard for scrap metal and junked cars. The site plan notes that this area will remain unused, no cars will be parked in it, and no outdoor storage is proposed. Per the May 29, 2018 site visit, the site is still being used as an illegal dumping ground where boats, cars, trailers, and other large objects have been left in a state of decay, and must be cleaned up. No uses are considered for approval outside of those included for approval on this site plan, and the site is subject to City inspection.

2. **Architectural Features (§155.072).** The applicant has submitted existing elevations for the existing building. The entire building is painted a beige color.

   The revised plans show a new window that approximately doubles the amount of glass on the front façade, bringing the proposed façade into compliance with the ordinance requirements of §155.072(G).

3. **Landscaping (§155.073).** Per §155.134(B) a greenbelt at least 10 feet in width is required along the street frontage along with 10 shade trees and five ornamentals, and a plant list is included on Sheet SP-2 with species, size, and number. The landscape plan proposes six new required Hackberry shade trees along the site's west side of the Michigan Avenue frontage, and there are an additional existing 10 Wild Cherry trees of varying caliper size on either side of the site's curb cut. Alternating Berberis (12 total) and Rose Weigela (10 total) shrubs are also proposed in the greenbelt on either side of the curb cut.

   The site has an existing wooden split rail fence in disrepair, within the greenbelt, which is now proposed for removal. Typically, the landscape greenbelt must be concrete curbed to protect it from the surrounding pavement. The revised plans propose concrete bumper blocks and no concrete curb. The site has historically been poorly maintained, and it will be more difficult to protect landscaping with bumper blocks than it would be with a concrete curb; however, the parking lot sheet drains in three directions, and installation of concrete curbs would negatively impact drainage. A note regarding maintenance of landscaping has been included to state that all dead or diseased (not deceased) plantings will be replaced annually. While the site plan proposes the use of only a portion of the site, the entire site must be kept clean, mowed, and well-maintained. There is a note on the site plan that states "the site shall be cleaned and all trailers, cars, boats, and other large objects and debris shall be removed."

   The following items must be addressed:

   a. **Unused Light Pole.** There is an unused light pole just to the west of the driveway entrance, and there is a note on the site plan stating that it will be repaired.

b. **Irrigation.** The zoning ordinance requires all landscaped areas to be provided with an automatic underground or drip irrigation system unless the Planning Commission waives this requirement. There is a note on the site plan indicating that "all landscape areas will be mechanically irrigated by automatic underground sprinkler system".
c. **Performance Bond.** Whenever a site plan requires any type of landscaping, the applicant may be required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation) if the landscaping is not 100% complete when any certificate of occupancy is requested.
d. **Deadline for Installation.** Installation of required screening and landscaping shall be completed prior to or at the time of completion of building construction, except when building construction is completed during the off-season when plants cannot be installed.

4. **Walls (§155.074).** The ordinance requires the provision of a six foot high wall abutting any residential zoning. The wall is required to be durable, weather-resistant, rustproof, and easily maintained, and is required along the property line. The site partially abuts single-family zoned R1-B property to the south; however it is separated from the property by railroad tracks that functionally act like a wall that meets the ordinance requirements. There is an existing metal and wood fence that separates the northern portion of the site from the southern portion. The fence is not in good condition and must be removed, replaced, or repaired. There is a note on the site plan stating that this fence will be repaired.

5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan includes a new dumpster enclosure and waste receptacle for the site. The waste receptacle will be surfaced with concrete not less than six inches in depth, and opaquely screened on four sides by a masonry wall and gate at a height of at least one foot higher than the receptacle.

6. **Exterior Lighting (§155.076).** The Ordinance states that "all parking areas, walkways, driveways, building entryways, off-street parking and loading areas, and building complexes with common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using such public or common areas." Existing light fixtures on the site must also meet the requirements of §155.076 and §155.164(D).

   The site plan proposes two new down-shielded metal halide pole lights, and the repair and retrofit of an existing broken light pole with a new down-shielded metal halide light. The photometric plan includes fixture detail information for the existing and proposed lighting.

7. **Security Cameras (§155.076(B)).** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with 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. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief. There is a note on the site

plan indicating that existing cameras comply with ordinance requirements. The existing camera system must be inspected and approved by the City Police Chief.

8. **Off-street Parking and Circulation (§155.077).** Parking requirements for motor vehicle sales and service establishments are one space for each 250 square feet of gross floor area of sales room, plus one space per 500 square feet of gross outdoor sales space. As indicated by the site plans, the sale room is 360 square feet, and therefore two parking spaces are required for indoor sales. The gross outdoor sales space is 13,728 square feet and therefore 27 spaces must be provided. The site plan indicates 34 parking spaces, seven spaces for the indoor sales area, zero spaces for outdoor sales, and 27 for display of used cars for sale.

   The following parking and site circulation items must be addressed:

   a. Calculations on site plan are written as "360x250". Instead they must be written as "360/250".
   b. As noted under Comment 3, the subject property sheet drains in three directions and curbing the perimeter of the parking lot would create drainage issues. Therefore, the applicant is proposing bumper blocks to protect the proposed landscaping in lieu of the normally required concrete curbing.
   c. The plan indicates an existing trailer on the site which is proposed for removal.
   d. During the May 29, 2018 site visit City Staff observed that the paving is in a state of disrepair with extensive cracking and grass growth. City Staff defers to the Engineer in regards to the level of repair and repaving necessary for the parking lot.

9. **Accessible Parking for Physically Disabled Persons (§155.078).** There are 34 parking spaces on the site, and therefore one van-accessible space and one standard ADA space are required. The current site plan includes one van-accessible space, and one additional standard space must be added. The barrier free signage details were on the first version of the plans, but are missing from the revised version and must be added back onto the plans.

10. **Off-Street Loading and Unloading (§155.079).** Given that the office is less than 2,000 square feet, an off-street loading space is not required.

11. **Signs.** Proposed wall sign is 56 square feet, and linear frontage is 39.5 feet. Therefore, the square footage of the proposed wall sign must be less than 59 square feet. The sign meets Ordinance requirements.

12. **Site Plan Review Requirements (§155.286(E)).** The following items must be included on revised plans:

    a. During the May 29, 2018 site visit City Staff observed four large "for-sale" ground-mounted signs on the site. Per the zoning ordinance, only one ground sign is allowed and must be limited in size to 125 square feet if considered a permanent sign. Permanent signs require approval of a sign permit. If the sign is considered temporary, up to 32 square feet of signs are allowed for all sign faces, with a maximum of eight square feet per sign. There is a note on the site plan stating these signs will be removed, but they should be removed even before the final site plan is approved.

13. **Drainage, Soil Control, Sedimentation, and Utilities.** Existing utility leads are shown on the site plan. Although new pavement and curbing is not proposed, the repairs to the parking surface could alter drainage. We defer to the City Engineer on drainage requirements.

14. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

The site plan substantially complies with the requirements of the Zoning Ordinance; however, the proposed use is in close proximity to and is not consistent with the vision of the City's Entertainment District. If the Planning Commission still chooses to recommend approval they should only do so subject to the following conditions:

1. **Illegal Dumping.** The site is still being used as an illegal dumping ground and must be cleaned up. No uses are considered for approval outside of those included for approval on this site plan, and the site is subject to City inspection.
2. **Fences.** The poorly maintained split rail fence must be removed, and the metal and wood fence must be repaired.
3. **Security.** The existing camera system must be inspected and approved by the City Police Chief.
4. **Parking.** Calculations on site plan must be written as "360/250".
5. **Pavement.** The paving is in a state of disrepair. City Staff defers to the Engineer in regards to the level of repair and repaving necessary for the parking lot.
6. **ADA Parking.** One additional standard ADA space must be added. The barrier free signage details are missing from the revised version and must be added.
7. **Signs.** There are four large "for-sale" ground-mounted signs on the site were are not permitted. There is a note on the site plan stating these signs will be removed, but they should be removed even before the final site plan is approved.
8. **Other Department Comments.** Address all other department comments.

If you have any questions, please don't hesitate to contact me.

Thank you,

Adrianna Jordan, AICP
City Planner

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

October 25, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU2 18-15 – Used Car Lot

Location: 29899 Michigan Avenue

Zoning: B-3, General Business District

Applicant(s): Kassam Farhat

The City of Inkster Planning Department has reviewed the above-referenced Special Land Use (SLU) and Site Plan application. This review letter is based on a site visit held on Tuesday, May 29, 2018, and revised site plans dated Friday, October 5, 2018.

SITE DESCRIPTION

The site is located at 29899 Michigan Avenue and has an area of 3.01 acres. It was previously occupied by a used car dealership that was operating illegally without an Inkster business license until it was sold to the current owner on January 14, 2016. The State of Michigan issued a dealer license to the previous owner which was surrendered on April 13, 2016, and the new owner pulled a dealer license on May 18, 2016 (although he did not have a Certificate of Occupancy (C of O) from the City to operate). The site and used car lot is currently vacant and non-operational.

SPECIAL LAND USES IN B-3 DISTRICT

Used car sales are a Special Land Use in the B-3, General Business District. The applicant originally submitted a Special Land Use and site plan application on August 2, 2016; however, this application stalled and expired prior to going for a public hearing in front of the Planning Commission due to cost-prohibitive storm water infrastructure upgrades that were necessary at the time. Per MDEQ's new guidance, the storm water infrastructure is no longer an issue, and the applicant is re-submitting their project. At this time we have reviewed the application for compliance with the Inkster Zoning Ordinance regulations, and sound planning and zoning principles and offer the following comments for your consideration.

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for general business land uses. This designation is intended to "provide locations for development of businesses which cater primarily to the comparison shopping needs of the city's and surrounding communities' residents on an intermittent or semi-monthly or greater basis." The Future Land Use map of the Master Plan classifies the site as Regional Commercial, which allows for "a wide variety of retail and commercial uses that services Inkster and the surrounding communities. Regional Commercial acts as a buffer around the downtown Town Center District and is located along Michigan Avenue." Automotive sales are among the special land uses considered for the General Business District and Regional Commercial future land use; however, the subject parcel is located across the street from the City's Entertainment District. The proposed use is not consistent with the development of an Entertainment District in the area.

2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** The site plan includes trees within the 12 to 15 foot proposed greenbelt along the Michigan Avenue frontage, and maintenance of landscaping as noted in the site plan review letter. Further, the site plan notes that the existing trailer on the site will be removed, and that debris and junk from the rear of the site is cleaned up. The site has existing fences in a state of disrepair that are not visually harmonious with the Master Plan's vision for the development of the City's commercial district; the applicant states on the site plans that they will remove the split rail fence at the front of their property and repair the metal and wooden fence separating the north and south portions of the property.

3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The reuse of a property with prominent frontage onto a major thoroughfare will add value to the surrounding neighborhoods and the district. If changes are incorporated to bring the site up to compliance with code, we believe the proposed changes will be a visual, physical, and economic improvement to the site. This finding is met.

4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The capacity of the City's infrastructure and services appears to be sufficient to accommodate the business. The site plan indicates existing sanitary sewer and water main leads to the building. The site plan notes that "no additional pavement is proposed". The existing parking lot is to be resurfaced. Due to the site's sheet drainage, the applicant is proposing concrete blocks in lieu of concrete curbing. This finding can be made subject to the approval of the City's Consulting Engineer.

5. **Will not detract from the desirability and orderly function of residential or business uses. Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only.** The site does not abut any active residential uses. The proposed used car sales lot is not likely to detract from the orderly function of uses in the surrounding areas. With the clean-up of the site, removal of the trailer, and installation of adequate landscaping this finding is met.

6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The site was previously a used car dealership; however, the previous owner was operating without a business license from the City. We are not aware of any adverse impacts that the use will have on the economic vitality of adjacent uses at this time. Site improvements consistent with zoning ordinance requirements will be an economic enhancement to the City. This finding can be made.

7. **Will not impose additional service demands upon the City or its anticipated future resources.** We are not aware of additional service demands upon the City that would result from this use. This finding can be made.

8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** We are not aware of any impacts the proposed development could have on the health, safety, welfare, morals, character, comfort, convenience, and policies, or excessive costs that the development will impose; however, as indicated on the site plan the applicant must comply with the requirements of the zoning code to meet this finding.

9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** This finding can be made once all of the site plan related issues are discussed, addressed, and/or revised (if required), and noted on the site plan to the Planning Commission's satisfaction.

REVIEW OF SPECIFIC STANDARDS FOR OUTDOOR SALES SPACE FOR EXCLUSIVE SALE OF NEW OR SECONDHAND VEHICLES OR HOUSE TRAILERS (§155.133)

10. **The lot or area shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.** The site plan proposes a one inch asphalt overlay on top of the existing pavement. This finding can be made subject to the approval of the City's Consulting Engineer.

11. **Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.** The entrance to the site off of Michigan Avenue is approximately 1,300 feet from the nearest intersections. This finding can be met.

12. **No major repair or major refinishing shall be done on the premises.** There is a note on the site plan indicating that "no minor or major vehicle repair" shall be done on the premises". This finding can be met.

13. **All lighting shall be shielded from adjacent residential districts.** There is a note on the site plan indicating that all existing exterior lighting will be shielded downward, will not exceed 0.3 foot candles at the property line, and that no new lighting is proposed. This finding can be made.

REVIEW OF SPECIFIC STANDARDS FOR OUTDOOR SALES OF VEHICLES (§155.134)

14. **There shall be no strings of flags, pennants, inflatables, or bare light bulbs permitted.** There is a note on the site plan that addresses this requirement. This finding can be made.

15. **A landscaped greenbelt measuring a minimum of ten feet in width shall be provided. No vehicles or merchandise shall be displayed within the required greenbelt.** The applicant is proposing a greenbelt along the subject property's Michigan Avenue frontage that varies between 12 feet and 15 feet and satisfies the Ordinance requirements. Therefore, this finding can be made.

16. **Provisions of §155.073(D) and §155.074 shall be met.** The site plan indicates the required greenbelt with trees and shrubs. No vehicle parking is proposed within the greenbelt area. This finding can be made.

17. **There shall be no broadcast of continuous music or announcements over any loudspeaker or public address system.** There is a note on the site plan that addresses this requirement. This finding can be made.

RECOMMENDATION

The site plan substantially complies with the requirements of the Zoning Ordinance; however, the proposed use is in close proximity to and is not consistent with the vision of the City's Entertainment District. The results of the public hearing must be factored into any recommendation made by the Planning Commission.

If you have any questions, please don't hesitate to contact me.

Thank you,

Adrianna Jordan, AICP
City Planner

benesch

Alfred Benesch & Company
615 Griswold, Suite 600
Detroit, MI 48226
www.benesch.com
P 313-963-0612
F 313-963-2156

November 21, 2018

City of Inkster
Department of Public Services
26900 Princeton
Inkster, MI 48141

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 18-16 (SP)/18-15 (SLU)
29899 Michigan Avenue – Used Car Lot Dealer
Preliminary Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated July 30, 2018 with the most recent revision date of October 5, 2018 for the above referenced project.

The submitted plans are recommended for acceptance and approval as noted:

1. Summarize in a table on the plans the total square feet of existing pavement to be removed and the total square feet of new pavement.

2. Provide a typical pavement section detail showing the thickness of the asphalt pavement and subbase.

3. A right of way permit from MDOT is required for all work within the Michigan Avenue right-of-way and shall be obtained prior to the start of work.

4. A soil erosion sediment control (SESC) permit is required for all paving work. Please note that the Wayne County Construction Permits Office issues all SESC permits on behalf of the City of Inkster and shall be obtained prior to the start of work.

Please call me at 313-701-8574 if you have any questions.

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

Adrianna Jordan

From: William Riley
Sent: Monday, June 04, 2018 4:51 PM
To: Adrianna Jordan
Subject: Re: 29899 Michigan - DRT Meeting - Used Car Lot

Adrianna

My concerns as follows:

Proper lighting around the building and parking area

A proper video recording inside and outside of the building

Making sure property is clean of debris

Chief Riley

Sent from my iPhone

On Jun 4, 2018, at 8:50 AM, Adrianna Jordan <ajordan@cityofinkster.com> wrote:

> Good morning,
>
> Comments on the DRT meeting were expected last Thursday. Please get them back to me ASAP!
>
> Adrianna Jordan, AICP
> City Planner
>
> ajordan@cityofinkster.com
> (313) 429-2366
>
> *Please note that I am **not in** the office on **Fridays**. Thank you.*
>
> **From:** Adrianna Jordan
> **Sent:** Wednesday, May 23, 2018 3:19 PM
> **To:** William Riley; Jeffrey Twardzik; Jason Kaye; Bud Avery; 'Loya-Smalley, Carrie'
> **Cc:** Kathy Moore; William Ratliff; Robert Roths; Jerome Bivins; Kimberly Nevils; Sharde Fleming; McKenna Associates; Building Official; Gina Triplett; Dawn Wall; Terrence Worthen
> **Subject:** 29899 Michigan - DRT Meeting - Used Car Lot
>
> Good afternoon,
>
> Attached please find the invitation to the DRT meeting for 29899 Michigan along with the SP and SLU applications. Please note that an application was previously submitted for the subject property for the same land use a couple years ago, but it stalled out and expired due to cost-prohibitive storm water infrastructure that is no longer required.
>
> Thank you,

Adrianna Jordan

From: Jeffrey Twardzik
Sent: Tuesday, June 05, 2018 12:34 PM
To: Adrianna Jordan
Subject: RE: 29899 Michigan - DRT Meeting - Used Car Lot

Ms. Jordan,

I have only the one...cameras on the property. Also being able to link into them if need be.

Other than that, the cars need to be properly parked, and not on the median. People from the candy store cannot see while pulling out of the lot.

Thanks!

Lt. Twardzik

From: Adrianna Jordan
Sent: Monday, June 4, 2018 8:50 AM
To: William Riley; Jeffrey Twardzik; Bud Avery; Loya-Smalley, Carrie
Cc: William Ratliff; Jeffrey Twardzik
Subject: RE: 29899 Michigan - DRT Meeting - Used Car Lot

Good morning,

Comments on the DRT meeting were expected last Thursday. Please get them back to me ASAP!

Adrianna Jordan, AICP
City Planner

ajordan@cityofinkster.com
(313) 429-2366

Please note that I am not in the office on Fridays. ***Thank you.***

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To: William Riley; Jeffrey Twardzik; Jason Kaye; Bud Avery; 'Loya-Smalley, Carrie'
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Subject: 29899 Michigan - DRT Meeting - Used Car Lot

Good afternoon,

Attached please find the invitation to the DRT meeting for 29899 Michigan along with the SP and SLU applications. Please note that an application was previously submitted for the subject property for the same land use a couple years ago, but it stalled out and expired due to cost-prohibitive storm water infrastructure that is no longer required.

Thank you,

CITY OF INKSTER
FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

Inkster Fire Department
27717 Michigan Ave
Inkster, MI 48141
313-563-9874

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

To: **Adrianna Jordan**

From: **Jason Kaye, Fire Inspector**

Date: **05-30-2018**

Subject: **29899 Michigan Ave. Site Plan Comments**

After review of the above mentioned site plan and the recent **DRT** meeting on 05-30-2018 it was determined the following requirements to be applicable:

The Fire Department requires: Fire Department access road shall have an unobstructed width of not less than 20ft (6.1m) **NFPA 1- 18.2.3.4.1.1 IFC 503.2.1**

The required width for Fire Department access shall not obstructed in any manner, including by the parking of vehicles. **NFPA 1- 18.2.4.1.1**

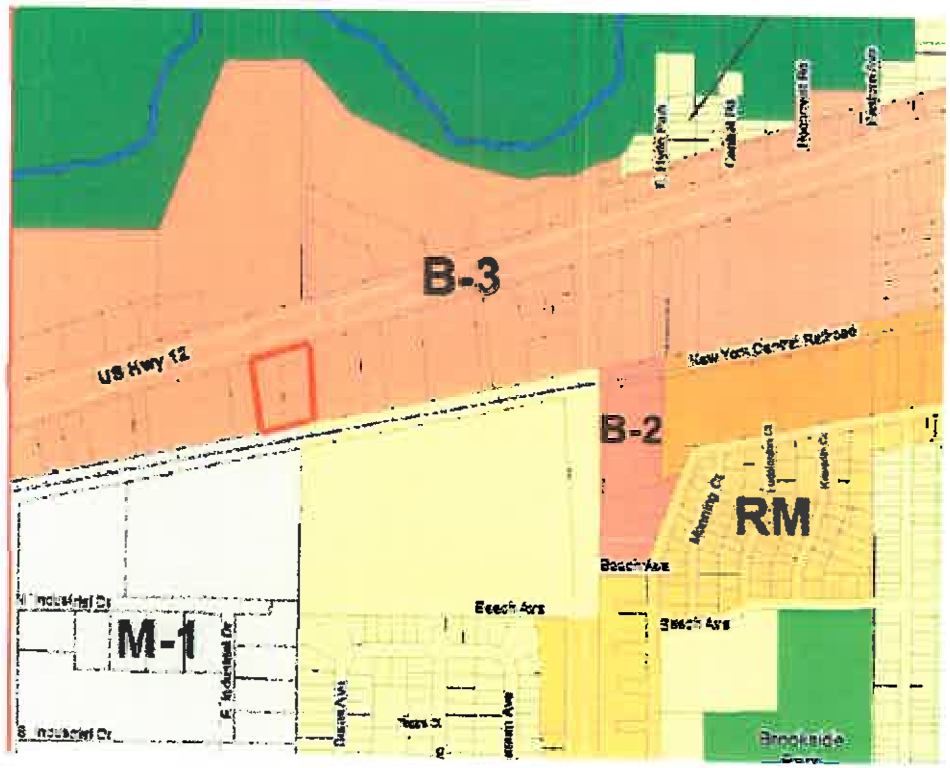
The one story building that is provided on the plans will be required to have smoke detectors, fire extinguishers and emergency exit lighting. **NFPA 1- 13.7.4.2, 13.6,**

The Fire Department requests; the owner provide an access for fire department emergency vehicles the ability to perform a 3 point turn so as to avoid having emergency vehicles back out of the lot and onto Michigan Avenue.

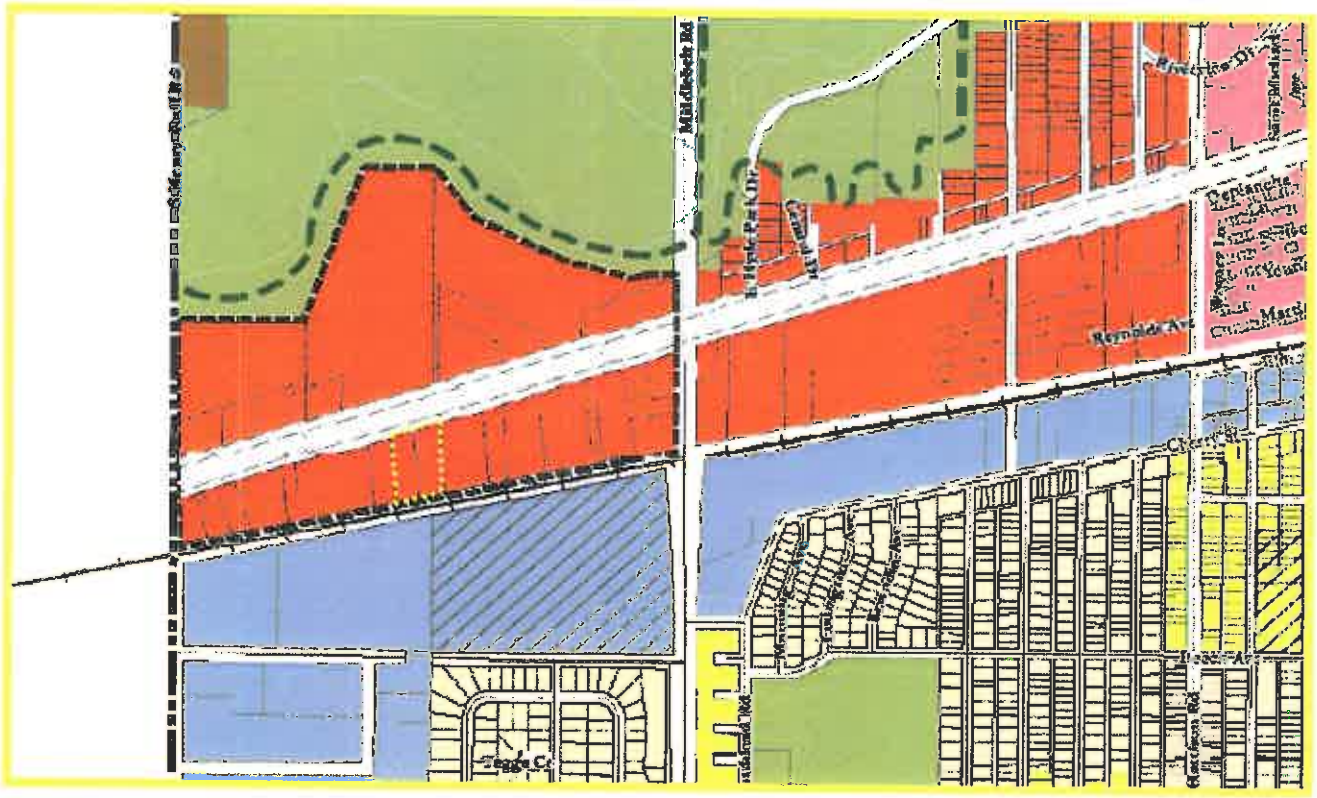
The requirements listed above are not intended to be all inclusive, additional requirements may be determined as applicable on actual occupancy or use. Final approval subject to final inspection.

Aerial Map

Zoning Map


B-3
B-2
RM
M-1
US Hwy 12
New York Central Railroad
Beech Ave
Beech Ave
Beech Ave
N Industrial Dr
S Industrial Dr
Brookside

Future Land Use Map



Map 4
Future Land Use
City of Inkster, Michigan

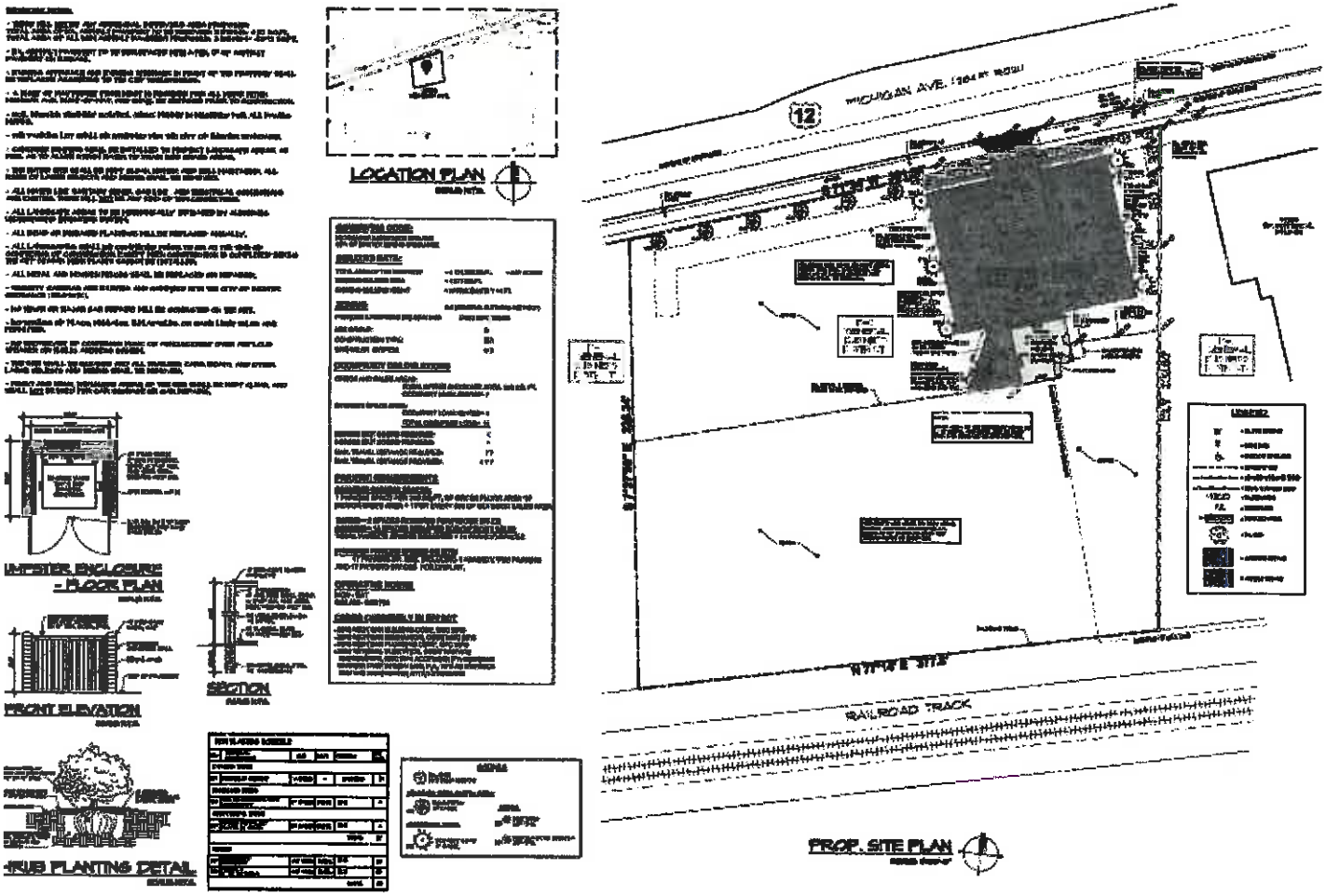
February 16, 2017

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Brownstones Residential
- Mobile Home Park
- Neighborhood Mixed Use
- Corridor Convenience Retail
- Regional Commercial
- Town Center
- Research and Technology
- Industrial
- Park and Open Space
- Public Semi Public
- Schools
- Redevelopment Potential
- Proposed Bike Trail
- Entertainment District Boundary
- Municipal Boundary

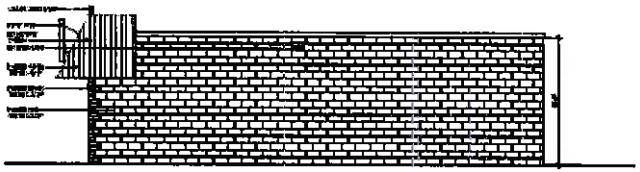
Entertainment District and Redevelopment Sites

Site Plan

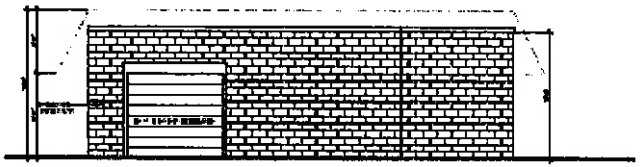

LOCATION PLAN
DUMPSTER ENCLOSURE - FLOOR PLAN
FRONT ELEVATION
SECTION
SHRUB PLANTING DETAIL
MICHIGAN AVE.
RAILROAD TRACK
PROP. SITE PLAN

Elevation Plan

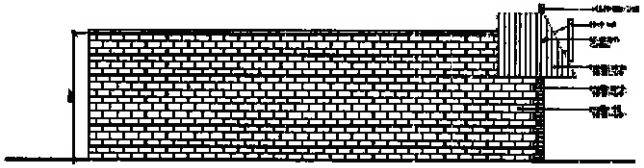
FRONT ELEVATION



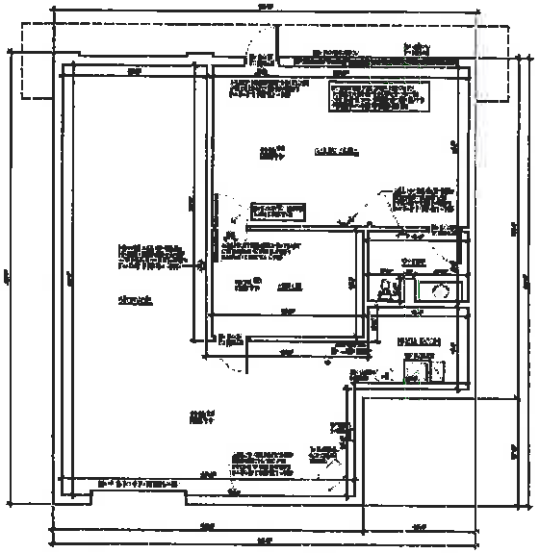
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



EX. FLOOR PLAN

MICHIGAN BUILDING CODE 2015	
USE GROUP	
CONSTRUCTION TYPE	
SPRINKLER SYSTEM	
T.S. MARKING AREA	
OCCUPANT LOAD:	
TOTAL OFFICE AND SALES AREA:	
STORAGE SPACE AREA:	
TOTAL OCCUPANT LOAD	

P85

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date: January 16, 2019**

From: Darin Carrington, Treasurer **Date for Council's Consideration: January 22, 2018**

ACTION REQUESTED: Council approval of the 2019 application and income guidelines for the Hardship Exemption with the Board of Review.

Current Action __X____ Emergency _____ Future _____

Funds Budgeted: If Yes _____ Account #_____N/A_____ _____ No _____

Mayor's Approval _____

BACKGROUND:

The Administration is requesting Council's approval of the attached application for Hardship Appeals with the 2019 Board of Review. Included with the application are the Income Guidelines that are used to determine eligibility for this program. This application will be used for property owners appealing to the Board of Review throughout the 2019 calendar year.

SCOPE OF SERVICES:

N/A

JUSTIFICATION:

This application is being done per the General Property Tax Act and based on Income Guidelines as determined by the United States Office of Management and Budget.

PROJECT IMPROVEMENTS:

N/A

COSTS:

There are no "direct" costs for this request. There are indirect costs associated with decreased property tax revenues resulting from those applicants that are approved by the Board of Review and receive the Hardship Exemption.

PROJECTED TIME TABLE:

Applications will become available beginning in February and will be used throughout the 2018 calendar year.

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:

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date:** January 14, 2019

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: January 22, 2019

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 19-2) one (1) vacant residential lot, 511 Magnolia, located on the east side of Magnolia between Michigan Avenue and Cherry Hill that is legally described as 24E48 LOT 48 STEINHAUERS ACRE FARMS SUB NO. 1 T2S R9E L47 P47 WCR (Property I.D. 44 003 05 0048 000), in the amount of $500.00 to Carlton Shropshire.

Current Action ___X___ Emergency _____ Future _____

Funds Budgeted: If Yes ___X___ Account # 101.721.673.130 No _____ N/A _____

Mayor's Approval _____

BACKGROUND INFORMATION

Carlton Schropshire has made application to purchase one (1) vacant residential lot, 511 Magnolia, located on the east side of Magnolia between Michigan Avenue and Cherry Hill that is legally described as 24E48 LOT 48 STEINHAUERS ACRE FARMS SUB NO. 1 T2S R9E L47 P47 WCR (Property I.D. 44 003 05 0048 000).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the R-1(B) zoning district. This district requires 60 feet of frontage for a "buildable" lot--Parcel is 107 feet wide. As a result, the parcel is buildable.

PROJECT OR IMPROVEMENT TASK

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

COST

The applicant has deposited $100.00 for the lot for and is offering the total purchase price of $500.00.

RESOLUTION

Authorization is hereby given for the sale of one (1) vacant residential lot, 511 Magnolia, located on the east side of Magnolia between Michigan Avenue and Cherry Hill that is legally described as 24E48 LOT 48 STEINHAUERS ACRE FARMS SUB NO. 1 T2S R9E L47 P47 WCR (Property I.D. 44 003 05 0048 000), to Carlton Shropshire subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($400.00), paying the cost of recording the deed ($18.00), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

Deposit/Administrative Fee Received 1-9-19
Date Received 1-9-19
Case # 19-2

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Carlton Schripshire

Applicant's Address [redacted]

Applicant's Phone Number: [redacted]

Proposed Owner's Name (as indicated on deed): SAME (Married man)

PROPERTY INFORMATION – Purchase Offer $ 500.00

Property Location: on EAST side of MAGNOLIA Street/Avenue

Between MICHIGAN AVE Street/Avenue and CHERRY HILL Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44009020921300
24E48 LOTS 48 STEINHAUERS ACRES FARMS SUB NO.1 T2S R9E L47 P47 WCR

Parcel Size: 33114 (Width) 107 X (Length) 309 Current Zoning R

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

Summary of Proposed Use: ~~BEHIND~~ to Build PRIMARY RESIDENCE
Use additional sheets as needed

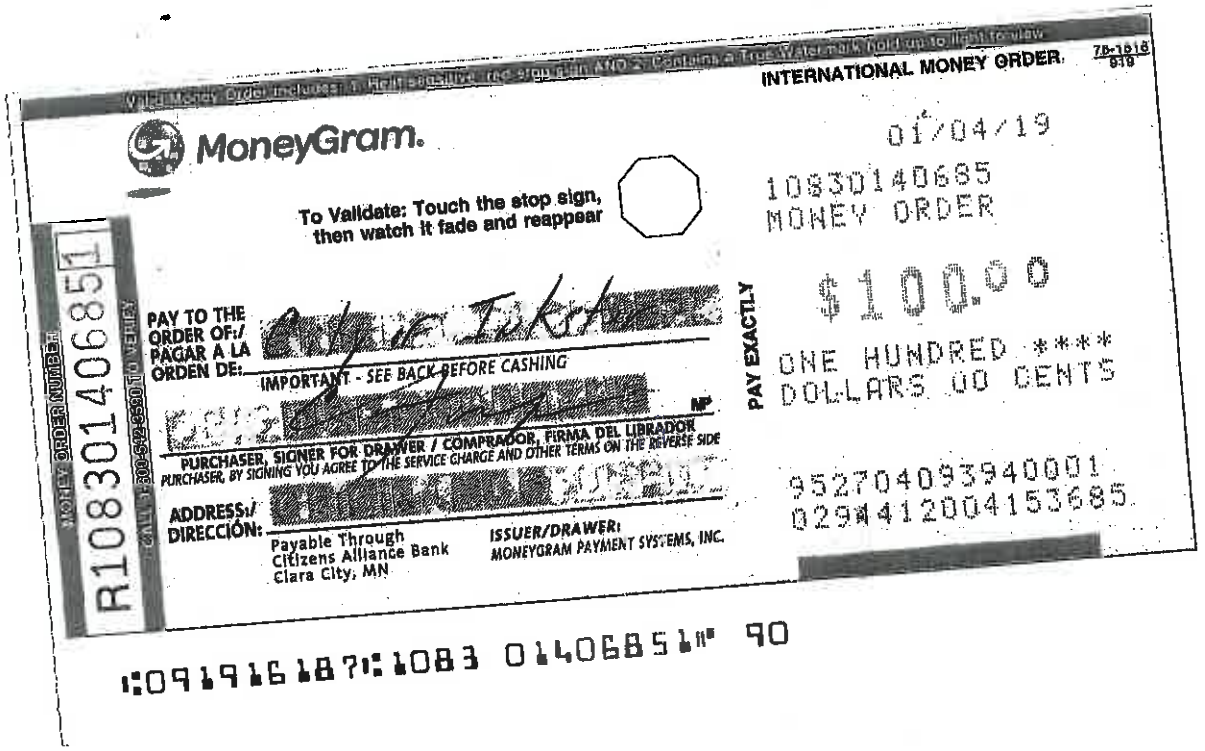
I understand and accept as evidenced by the good-faith deposit of $100.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in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

1/7/2019
Date

Stephanie Taylor Broker's Name


Valid Money Order includes: 1. Heat sensitive red stop sign AND 2. Contains a True Watermark hold up to light to view
INTERNATIONAL MONEY ORDER
MoneyGram.
To Validate: Touch the stop sign, then watch it fade and reappear
01/04/19
10830140685
MONEY ORDER
$100.00
ONE HUNDRED **** DOLLARS 00 CENTS
PAY EXACTLY
PAY TO THE ORDER OF:/ PAGAR A LA ORDEN DE:
IMPORTANT - SEE BACK BEFORE CASHING
PURCHASER, SIGNER FOR DRAWER / COMPRADOR, FIRMA DEL LIBRADOR
PURCHASER, BY SIGNING YOU AGREE TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE
ADDRESS:/ DIRECCIÓN:
Payable Through
Citizens Alliance Bank
Clara City, MN
ISSUER/DRAWER:
MONEYGRAM PAYMENT SYSTEMS, INC.
952704093940001
029412004153685
MONEY ORDER NUMBER
R10830140685 1
CALL 1-800-542-2550 TO VERIFY
:091916187: 1083 0140685 1" 90

LETTER OF GOOD STANDING

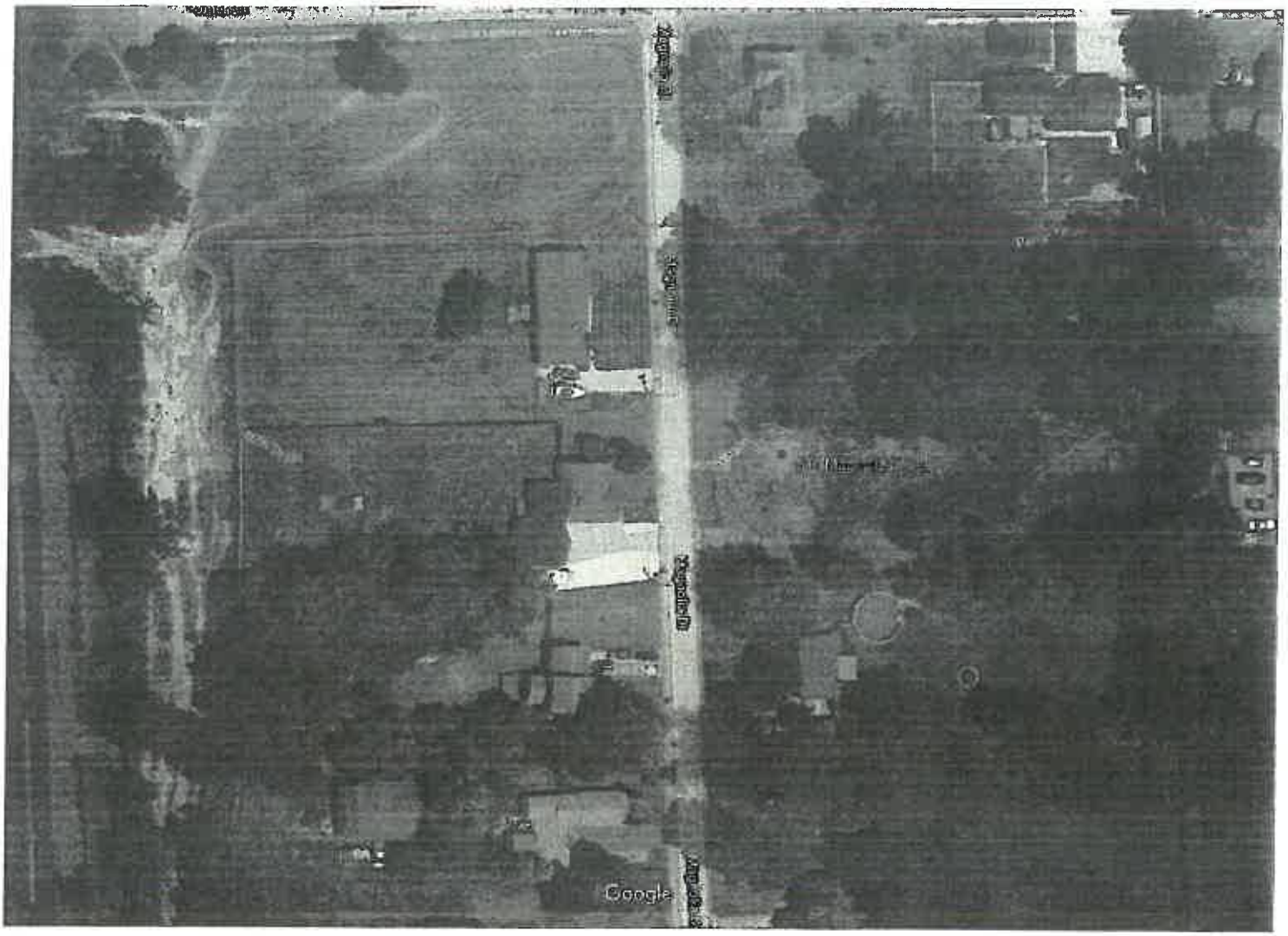
Date: 1/7/19

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Carlton Schropshire (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

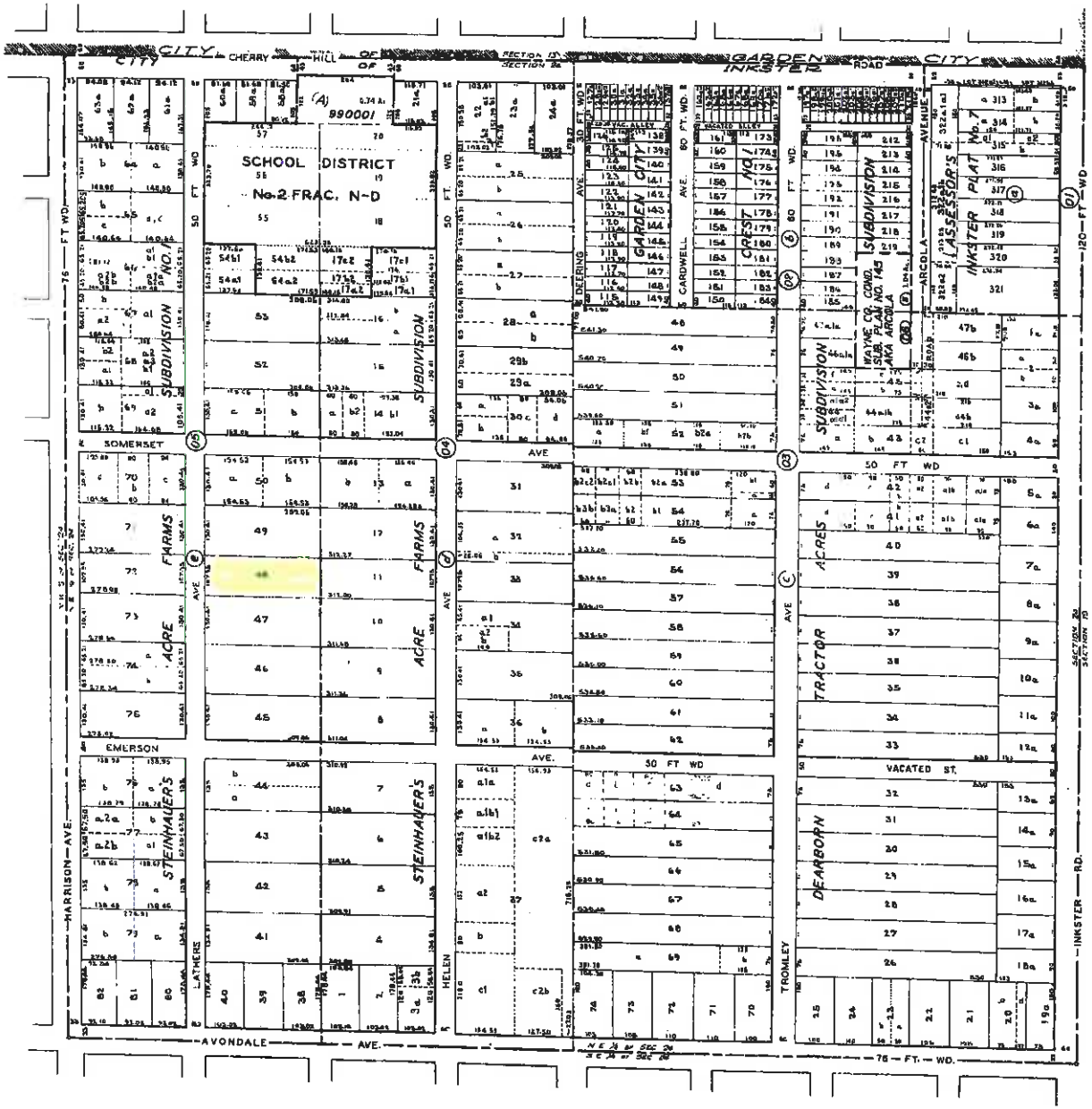
I, _____ (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.

Google Maps 511 Magnolia Dr
Inkster Michigan 48141



Imagery ©2019 DigitalGlobe, U.S. Geological Survey, Map data ©2019 Google 50 ft

511 Magnolia Dr
Inkster, MI 48141



N.E. 1/4 SECTION 24

CITY OF INKSTER

T. 2 S. R. 9 E.

WAYNE COUNTY, MICHIGAN

SCALE 1 INCH = 200 FEET

DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

© 2008 COUNTY OF WAYNE, STATE OF MICHIGAN

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P94

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date:** January 16, 2019

From: Sharde Fleming
Special Projects, Director **Date for Council Consideration:** January 22, 2019

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 17-60) three (3) vacant residential lots, two of which are located on the west side of Harrison Ave. between Carlysle and Pine and is legally described as 36 D 1108 A N 1/2 OF LOT 1108 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 301), 36 D 1108 B TO 1110 S 1/2 OF LOT 1108 ALSO LOTS 1109 AND 1110 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 302), and one property located on the east side of Harriet between Annapolis and Pine that is legally described as 36D921 922 LOTS 921 AND 922 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 0921 300), in the amount of $1,275 to David Dapremont.

Current Action ___X___ Emergency _____ Future _____

Funds Budgeted: If Yes _X_____ Account # 101.721.673.130 No _____ N/A _____

Mayor's Approval _____

BACKGROUND INFORMATION

David Dapremont has made application to purchase three (3) vacant residential lots, two of which are located on the west side of Harrison Ave. between Carlysle and Pine and is legally described as 36 D 1108 A N 1/2 OF LOT 1108 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 301), 36 D 1108 B TO 1110 S 1/2 OF LOT 1108 ALSO LOTS 1109 AND 1110 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 302), and one property located on the east side of Harriet between Annapolis and Pine that is legally described as 36D921 922 LOTS 921 AND 922 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 0921 300)

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the R-1(B) zoning district. This district requires 60 feet of frontage for a "buildable" lot--Parcels are 70, 88, and 18 feet wide. As a result, two of the parcels are buildable.

PROJECT OR IMPROVEMENT TASK

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

COST

The applicant has deposited $300.00 for the lot for and is offering the total purchase price of $1275.00.

RESOLUTION

Authorization is hereby given for the sale of three (3) vacant residential lots, two of which are located on the west side of Harrison Ave. between Carlysle and Pine and is legally described as 36 D 1108 A N 1/2 OF LOT 1108 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 301), 36 D 1108 B TO 1110 S 1/2 OF LOT 1108 ALSO LOTS 1109 AND 1110 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 1108 302), and one property located on the east side of Harriet between Annapolis and Pine that is legally described as 36D921 922 LOTS 921 AND 922 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 0921 300), to David Dapremont subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($975.00), paying the cost of recording the deed ($18.00), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name _____DAVID DAPREMONT_____

Applicant's Address____ _____

Applicant's Phone Number: _____ _____

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

PROPERTY INFORMATION -- Purchase Offer $_____~~500.00~~ 250.00_____

Property Location: on WEST___ side of _____HARRISON_____ Street/Avenue

Between ~~ANNAPOLIS~~ Carlysle _____Street/Avenue and _____PINE_____Street/Avenue

Tax ID, Legal Description, **and Address** if Structure_44009021108301
36 D 1108 A N ½ OF LOT 1108 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79
WCR_____

Parcel Size: ___1874___ (Width) _18__ X (Length) ___107__ Current Zoning ____R___

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

Summary of Proposed Use: NEXT TO PRIMARY RESIDENCE_____
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.

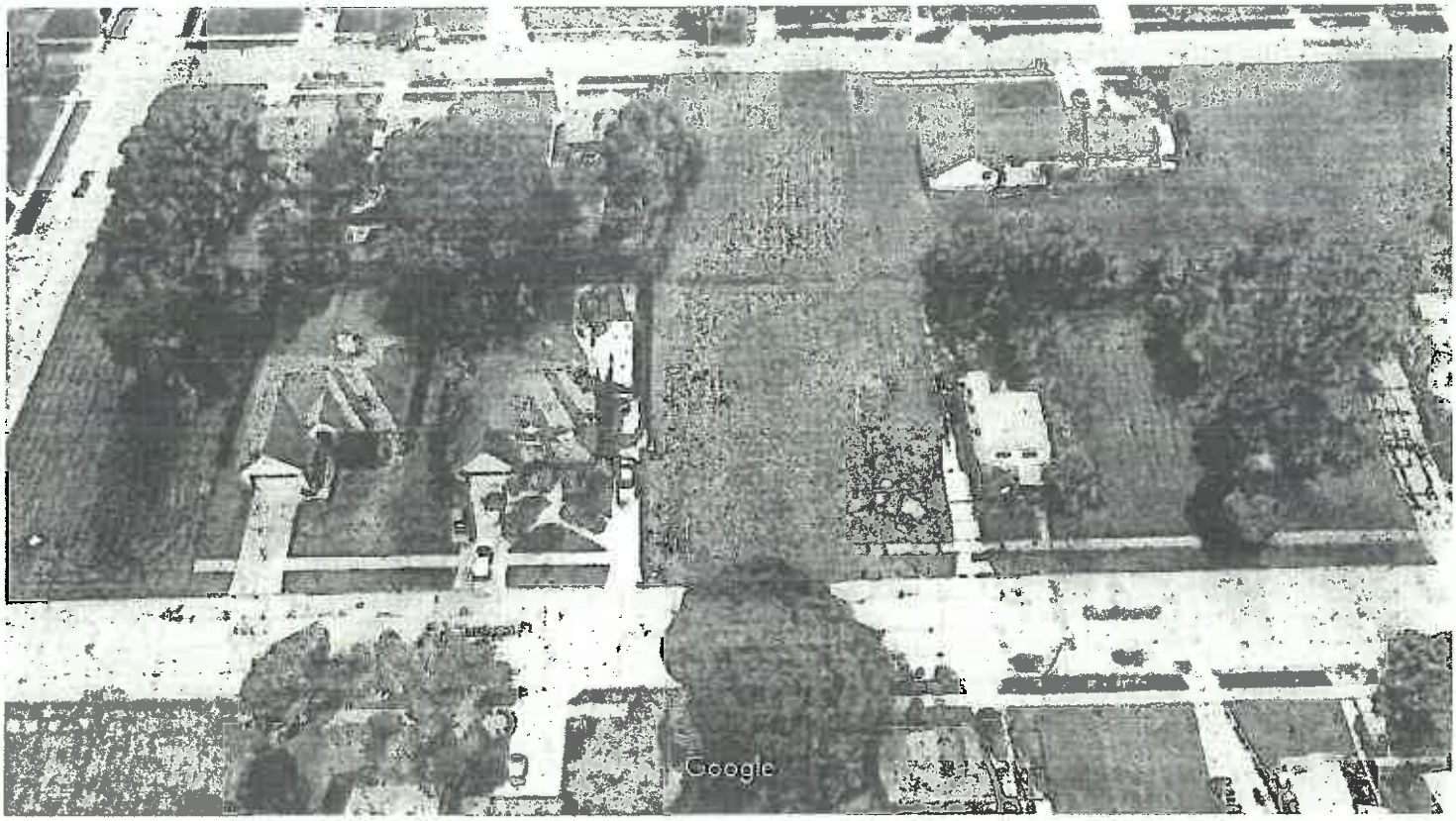
NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

_____ 10-8-18
Applicant's Signature Date

_____Broker's Name

Google Maps harrison, Inkster, MI 48141

Front view of lot

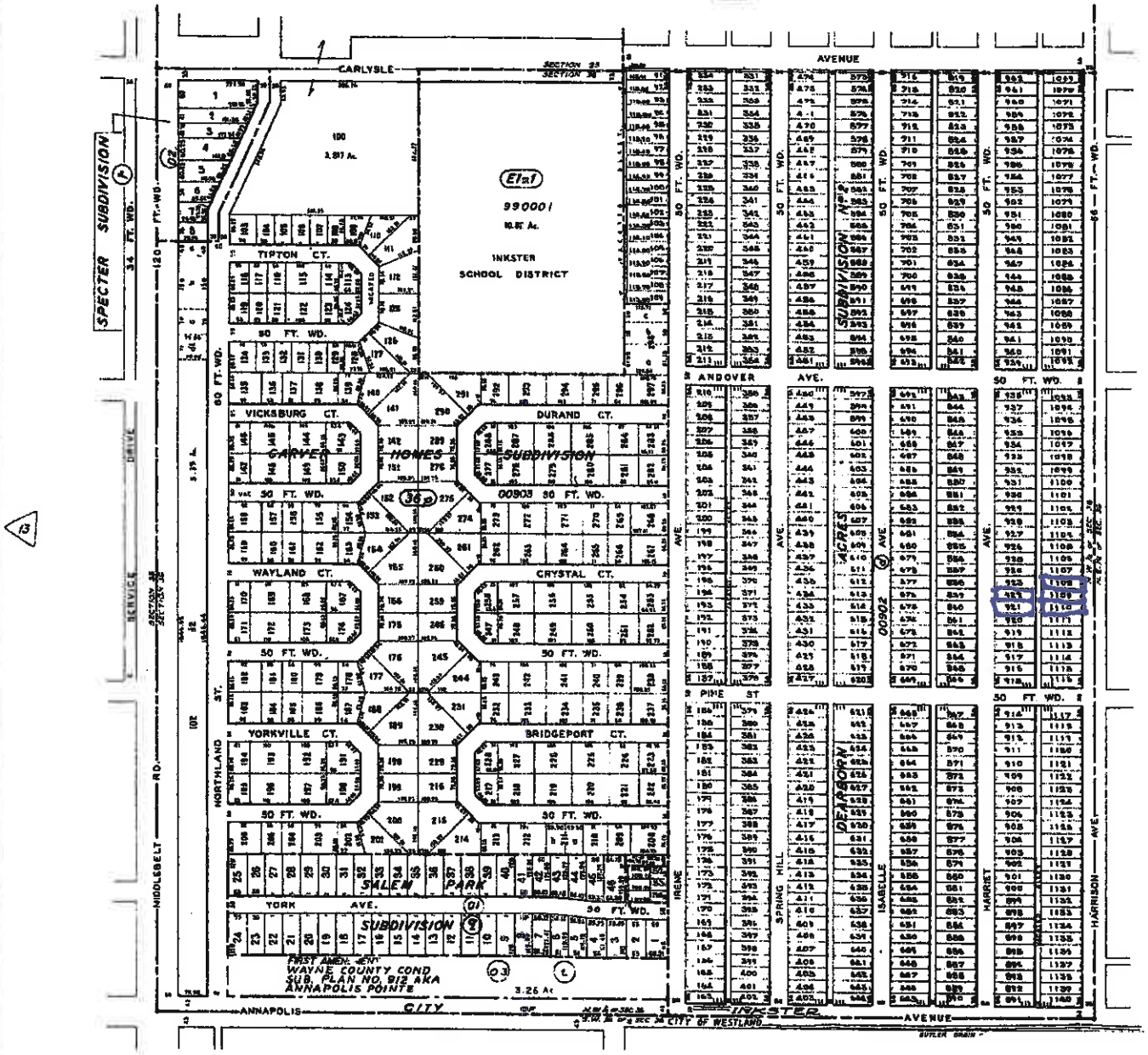


Imagery ©2018 Google, Map data ©2018 Google 20 ft

Harrison St
Inkster, MI 48141

Harrison St
Inkster, MI 48141

Showing results 1 - 2



N.W. 1/4 SECTION 36

CITY OF INKSTER

T. 2 S. R. 9 E.

WAYNE COUNTY, MICHIGAN

SCALE 1 INCH = 200 FEET

DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

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P99

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date:** January 16, 2019

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: January 22, 2019

ACTION REQUESTED: To accept a Body Worn Camera Grant from the Department of Justice in the amount of $97,500.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

Law enforcement agencies across the United States and throughout the world are using body-worn cameras (BWCs) as a promising tool to improve evidentiary outcomes, and enhance the safety of, and improve interactions between, both officers and the public. The FY 2018 BWC Policy and Implementation Program (PIP) directly supports a key priorities of the Department of Justice by promoting the safety of law enforcement officers and citizens. BWCs can provide critical visual and audio records of interactions. A growing body of research findings indicate that the presence of BWCs can reduce the use of force by assisting in the de-escalation of conflicts. Research also suggests that BWCs can have a moderating effect on citizens and can help strengthen accountability and transparency in citizen-police interactions.

SCOPE OF SERVICES

BJA is soliciting applications from law enforcement agencies, or any department, agency, or instrumentality of the foregoing that performs criminal justice functions, to develop comprehensive, evidence-based, and problem-solving approaches that incorporate BWCs into their law enforcement practices. The implementation may take the form of a pilot program of limited scope, a first-time program, or an enhancement of an existing BWC program. Regardless of the program type and size, proposed BWC programs are expected to include the following objectives:

- Implement a new or enhance an existing BWC program following the development of a planned and phased approach that first achieves broad stakeholder, local political leadership, and community engagement, and then leverages partnership input to address policy, training, deployment, and procurement requirements;
- Implement operational procedures and tracking mechanisms that address the use, review, access, storage, retention, redaction, and expungement of digital voice and audio evidence;

• Demonstrate commitment to leveraging the evidentiary value of BWCs and digital multimedia evidence (DME) into daily administrative and field operations in a manner that promotes improvements of criminal justice outcomes;
• Train officers, administrators, and associated agencies requiring access to DME; and
• Implement appropriate policies that address BWC privacy matters that involve, at a minimum, legal liabilities concerning the release of information on civil rights, victims' rights, domestic violence, and juveniles.

JUSTIFICATION

Continue to seek alternate funding sources to address city needs. Federal guidelines require a Public Hearing and publication of public hearing in order to be eligible for receipt of the funds.

PROJECT OR IMPROVEMENT TASKS

This annual request addresses City Council's goal to improve and promote the image of Inkster by improving the safety and quality of life within our neighborhoods.

COSTS

The City of Inkster was awarded $97,500.00 for the purchase of new cameras, accessories and data storage for new body worn cameras. There is a maximum allowable request of $1,400,000 for this category and a minimum request of $200,000. The applicant must plan to purchase at least 150 BWCs across the participating agencies. Agencies requiring less than 50 BWCs and those that do not meet the minimum funding threshold are encouraged to partner with other criminal justice agencies to combine projects and have one of the agencies act as the applicant while the partner agencies act as subgrantees.

PROJECT TIME TABLE

The grant covers the period of January 1, 2019-September 30, 2021

RESOLUTION

Authorization is hereby given to apply for to accept a body worn camera grant from the Department of Justice in the amount of $97,500.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

Grant

1. RECIPIENT NAME AND ADDRESS (Including Zip Code)

City of Inkster
26215 Trowbridge
Inkster, MI 48141

4. AWARD NUMBER: 2018-BC-BX-0070

5. PROJECT PERIOD: FROM 10/01/2018 TO 09/30/2021
BUDGET PERIOD: FROM 10/01/2018 TO 09/30/2021

6. AWARD DATE 09/26/2018

7. ACTION: Initial

2a. GRANTEE IRS/VENDOR NO.: 386007226

8. SUPPLEMENT NUMBER: 00

2b. GRANTEE DUNS NO.: 074245051

9. PREVIOUS AWARD AMOUNT: $ 0

3. PROJECT TITLE: 2018 Body-Worn Camera Program

10. AMOUNT OF THIS AWARD: $ 97,500

11. TOTAL AWARD: $ 97,500

12. SPECIAL CONDITIONS

THE ABOVE GRANT PROJECT IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS AS ARE SET FORTH ON THE ATTACHED PAGE(S).

13. STATUTORY AUTHORITY FOR GRANT

This project is supported under FY18(BJA - Body-Worn Camera Program) Pub. L. No. 115-141, 132 Stat 348, 422

14 . CATALOG OF DOMESTIC FEDERAL ASSISTANCE (CFDA Number)

16.835 - Body Worn Camera Policy and Implementation Program

15. METHOD OF PAYMENT

GPRS

AGENCY APPROVAL

16. TYPED NAME AND TITLE OF APPROVING OFFICIAL

Matt Dummermuth
Principal Deputy Assistant Attorney General

17. SIGNATURE OF APPROVING OFFICIAL

Matt Dummermuth

GRANTEE ACCEPTANCE

18. TYPED NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL

Byron Nolen
Mayor

19. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

19A. DATE

AGENCY USE ONLY

20. ACCOUNTING CLASSIFICATION CODES

21. TBCUGT0255

FISCAL YEAR	FUND CODE	BUD. ACT.	OFC.	DIV. REG.	SUB.	POMS	AMOUNT
X	B	BC	80	00	00		97500

P102

SPECIAL CONDITIONS

1. Requirements of the award; remedies for non-compliance or for materially false statements

   The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

   Failure to comply with any one or more of these award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or a certification or assurance related to conduct during the award period -- may result in the Office of Justice Programs ("OJP") taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. The Department of Justice ("DOJ"), including OJP, also may take other legal action as appropriate.

   Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

   Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

2. Applicability of Part 200 Uniform Requirements

   The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2018 award from OJP.

   The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2018 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2018 award.

   For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at https://ojp.gov/funding/Part200UniformRequirements.htm.

   Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.333.

   In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

SPECIAL CONDITIONS

3. Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at https://ojp.gov/financialguide/DOJ/index.htm), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

4. Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

5. Required training for Point of Contact and all Financial Points of Contact

Both the Point of Contact (POC) and all Financial Points of Contact (FPOCs) for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

In the event that either the POC or an FPOC for this award changes during the period of performance, the new POC or FPOC must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after-- (1) the date of OJP's approval of the "Change Grantee Contact" GAN (in the case of a new POC), or (2) the date the POC enters information on the new FPOC in GMS (in the case of a new FPOC). Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at https://www.ojp.gov/training/fmts.htm. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

6. Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its electi[illegible] must comply with all associated requirements in the Part 200

SPECIAL CONDITIONS

7. Requirement to report potentially duplicative funding

   If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope grant adjustment notice (GAN) to eliminate any inappropriate duplication of funding.

8. Requirements related to System for Award Management and Universal Identifier Requirements

   The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at https://www.sam.gov/. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

   The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

   The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at https://ojp.gov/funding/Explore/SAM.htm (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

   This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

9. Requirement to report actual or imminent breach of personally identifiable information (PII)

   The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient)-- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" (2 CFR 200.79) within the scope of an OJP grant-funded program or activity, or 2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

10. All subawards ("subgrants") must have specific federal authorization

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

    The details of the requirement for authorization of any subaward are posted on the OJP web site at

SPECIAL CONDITIONS

11. Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed $150,000

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, $150,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

    The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed $150,000)), and are incorporated by reference here.

12. Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

    The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

13. Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

    Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

14. Requirement for data on performance and effectiveness under the award

    The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

SPECIAL CONDITIONS

16. Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

17. Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

18. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

19. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

20. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38, specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of the regulation, now entitled "Partnerships with Faith-Based and Other Neighborhood Organizations," is available via the Electronic Code of Federal Regulations (currently accessible at https://www.ecfr.gov/cgi-bin/ECFR?page=browse), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.

SPECIAL CONDITIONS

21. Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

22. Compliance with general appropriations-law restrictions on the use of federal funds (FY 2018)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general provisions" in the Consolidated Appropriations Act, 2018, are set out at https://ojp.gov/funding/Explore/FY18AppropriationsRestrictions.htm, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

23. Reporting Potential Fraud, Waste, and Abuse, and Similar Misconduct

The recipient and any subrecipients ("subgrantees") must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award -- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by-- (1) mail directed to: Office of the Inspector General, U.S. Department of Justice, Investigations Division, 1425 New York Avenue, N.W. Suite 7100, Washington, DC 20530; and/or (2) the DOJ OIG hotline: (contact information in English and Spanish) at (800) 869-4499 (phone) or (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline.

SPECIAL CONDITIONS

24. Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

SPECIAL CONDITIONS

25. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

26. Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

27. Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

28. The award recipient agrees to participate in a data collection process measuring program outputs and outcomes. The data elements for this process will be outlined by the Office of Justice Programs.

29. Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 42 U.S.C. 3789g and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

30. The recipient agrees to cooperate with any assess[illegible] national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any

SPECIAL CONDITIONS

31. Justification of consultant rate

Approval of this award does not indicate approval of any consultant rate in excess of $650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

32. FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of $25,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at https://ojp.gov/funding/Explore/FFATA.htm (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than $25,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

33. Verification and updating of recipient contact information

The recipient must verify its Point of Contact(POC), Financial Point of Contact (FPOC), and Authorized Representative contact information in GMS, including telephone number and e-mail address. If any information is incorrect or has changed, a Grant Adjustment Notice (GAN) must be submitted via the Grants Management System (GMS) to document changes.

34. The recipient agrees to comply with OJP grant monitoring guidelines, protocols, and procedures, and to cooperate with BJA and OCFO on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide to BJA and OCFO all documentation necessary to complete monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by BJA and OCFO for providing the requested documents. Failure to cooperate with BJA's/OCFO's grant monitoring activities may result in sanctions affecting the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to grant funds; referral to the Office of the Inspector General for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

SPECIAL CONDITIONS

35. Copyright; Data rights

The recipient acknowledges that OJP reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and authorize others to use (in whole or in part, including in connection with derivative works), for Federal purposes: (1) any work subject to copyright developed under an award or subaward; and (2) any rights of copyright to which a recipient or subrecipient purchases ownership with Federal support.

The recipient acknowledges that OJP has the right to (1) obtain, reproduce, publish, or otherwise use the data first produced under an award or subaward; and (2) authorize others to receive, reproduce, publish, or otherwise use such data for Federal purposes. "Data" includes data as defined in Federal Acquisition Regulation (FAR) provision 52.227-14 (Rights in Data - General).

It is the responsibility of the recipient (and of each subrecipient, if applicable) to ensure that this condition is included in any subaward under this award.

The recipient has the responsibility to obtain from subrecipients, contractors, and subcontractors (if any) all rights and data necessary to fulfill the recipient's obligations to the Government under this award. If a proposed subrecipient, contractor, or subcontractor refuses to accept terms affording the Government such rights, the recipient shall promptly bring such refusal to the attention of the OJP program manager for the award and not proceed with the agreement in question without further authorization from the OJP program office.

36. Any Web site that is funded in whole or in part under this award must include the following statement on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a Web-based service, including any pages that provide results or outputs from the service:

"This Web site is funded [insert "in part," if applicable] through a grant from the [insert name of OJP component], Office of Justice Programs, U.S. Department of Justice. Neither the U.S. Department of Justice nor any of its components operate, control, are responsible for, or necessarily endorse, this Web site (including, without limitation, its content, technical infrastructure, and policies, and any services or tools provided)."

The full text of the foregoing statement must be clearly visible on the home page. On other pages, the statement may be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

37. The recipient agrees to submit to BJA for review and approval any curricula, training materials, proposed publications, reports, or any other written materials that will be published, including web-based materials and web site content, through funds from this grant at least thirty (30) working days prior to the targeted dissemination date. Any written, visual, or audio publications, with the exception of press releases, whether published at the grantee's or government's expense, shall contain the following statements: "This project was supported by Grant No. 2018-BC-BX-0070 awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice." The current edition of the DOJ Grants Financial Guide provides guidance on allowable printing and publication activities.

SPECIAL CONDITIONS

38. Recipient understands and agrees that it must submit quarterly Federal Financial Reports (SF-425) and semi-annual performance reports through GMS (https://grants.ojp.usdoj.gov), and that it must submit quarterly performance metrics reports through BJA's Performance Measurement Tool (PMT) website (https://bjapmt.ojp.gov/). For more detailed information on reporting and other requirements, refer to BJA's website. Failure to submit required reports by established deadlines may result in the freezing of grant funds and High Risk designation.

39. The recipient is authorized to obligate, expend, or draw down funds in an amount not to exceed 10% of this award for the sole purpose of developing a Body-Worn Camera (BWC) policy. The BWC policy must be submitted no later than 180 days of award acceptance, unless an extension for good cause shown has been granted by BJA. The recipient is not authorized to incur any additional obligations, make any additional expenditures, or draw down any additional funds until BJA has approved the recipient's completed BWC policy and has issued a Grant Adjustment Notice (GAN) removing this condition.

40. Required attendance at BJA-sponsored events

    The recipient (and its subrecipients at any tier) must participate in BJA-sponsored training events, technical assistance events, or conferences held by BJA or its designees, upon BJA's request.

41. Withholding of funds: Subrecipient monitoring policies

    The recipient's response to the Subrecipient Management and Monitoring question(s) of the Financial Management and System of Internal Controls Questionnaire indicates that the recipient may not have controls in place to monitor the activities of any subrecipient, as necessary, to ensure that the subaward is used for authorized purposes in compliance with Federal laws, regulations, and the terms and conditions of the subaward and that subaward performance goals are achieved. (See 2 CFR 200.331(d)). The recipient agrees to submit a copy of its subrecipient monitoring policies and procedures to the OJP program office.

    If the recipient anticipates that it will not make a subaward under this award then, instead of submitting subrecipient monitoring policies and procedures, the recipient agrees that it must advise OJP in writing that it does not intend to make a subaward under this award.

    The recipient may not obligate, expend, or draw down funds under this award until either-- (1) the OJP program office has received, and OJP has reviewed and approved, the subrecipient monitoring policies and procedures, or (2) the OJP program office has received and considered the recipient's written communication and has agreed (for purposes of federal grants administrative requirements) that no subawards are anticipated under this award -- and a Grant Adjustment Notice has been issued to remove this condition.

    The recipient understands and agrees that it is obligated to immediately notify the OJP grant manager in writing of any later change in its plan to make or not make a subaward under this award.

42. The recipient agrees promptly to provide, upon request, financial or programmatic-related documentation related to this award, including documentation of expenditures and achievements.

43. The recipient understands that it will be subject to additional financial and programmatic on-site monitoring, which may be on short notice, and agrees that it will cooperate with any such monitoring.

SPECIAL CONDITIONS

44. Withholding of funds: Completion of "OJP financial management and grant administration training" required

The recipient may not obligate, expend, or draw down any award funds until-- (1) OJP determines that the recipient's Point of Contact (POC) and all Financial Points of Contact (FPOCs) for this award have successfully completed an "OJP financial management and grant administration training" on or after January 1, 2016, and (2) OJP issues a Grant Adjustment Notice (GAN) to modify or remove this condition.

Once both the POC and all FPOCs have successfully completed the training required by this condition, the recipient may contact the designated grant manager for the award to request initiation of a GAN to remove this condition.

A list of the OJP trainings that OJP will consider an "OJP financial management and grant administration training" for purposes of this condition is available at https://ojp.gov/training/fmts.htm. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

45. The recipient is authorized to incur obligations, expend, and draw down funds for travel, lodging, and per diem costs only, in an amount not to exceed $15,000, for the sole purpose of attending a required OJP conference associated with this grant award. The grantee is not authorized to incur any additional obligations, or make any additional expenditures or draw downs until the awarding agency and the Office of the Chief Financial Officer (OCFO) has reviewed and approved the recipient's budget and budget narrative, and a Grant Adjustment Notice (GAN) has been issued to remove this special condition.

46. Withholding of funds: Disclosure of pending applications

The recipient may not obligate, expend, or draw down any award funds until: (1) it has provided to the grant manager for this OJP award either an "applicant disclosure of pending applications" for federal funding or a specific affirmative statement that no such pending applications (whether direct or indirect) exist, in accordance with the detailed instructions in the program solicitation, (2) OJP has completed its review of the information provided and of any supplemental information it may request, (3) the recipient has made any adjustments to the award that OJP may require to prevent or eliminate any inappropriate duplication of funding (e.g., budget modification, project scope adjustment), (4) if appropriate adjustments to a discretionary award cannot be made, the recipient has agreed in writing to any necessary reduction of the award amount in any amount sufficient to prevent duplication (as determined by OJP), and (5) a Grant Adjustment Notice has been issued to remove this condition.

47. Recipient may not obligate, expend or drawdown funds until the Bureau of Justice Assistance, Office of Justice Programs has received and approved the required application attachment(s) and has issued a Grant Adjustment Notice (GAN) releasing this special condition.

U.S. Department of Justice

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Memorandum To: Official Grant File

From: Orbin Terry, NEPA Coordinator

Subject: Categorical Exclusion for City of Inkster

Awards under this program will be used to plan or implement a body worn camera program. None of the following activities will be conducted whether under the Office of Justice Programs federal action or a related third party action:
(1) New construction.
(2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including property (a) listed on or eligible for listing on the National Register of Historic Places, or (b) located within a 100-year flood plain, a wetland, or habitat for an endangered species.
(3) A renovation which will change the basic prior use of a facility or significantly change its size.
(4) Research and technology whose anticipated and future application could be expected to have an effect on the environment.
(5) Implementation of a program involving the use of chemicals.

Additionally, the proposed action is neither a phase nor a segment of a project which when reviewed in its entirety would not meet the criteria for a categorical exclusion. Consequently, the subject federal action meets the Office of Justice Programs' criteria for a categorical exclusion as contained in paragraph 4(b) of Appendix D to Part 61 of Title 28 of the Code of Federal Regulations.

U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

GRANT MANAGER'S MEMORANDUM, PT. I: PROJECT SUMMARY

Grant

PROJECT NUMBER
2018-BC-BX-0070

This project is supported under FY18(BJA - Body-Worn Camera Program) Pub. L. No. 115-141, 132 Stat 348, 422

1. STAFF CONTACT (Name & telephone number)

Gerardo Velazquez
(202) 598-7412

2. PROJECT DIRECTOR (Name, address & telephone number)

Sharde Fleming
Director of Special Projects
26215 Trowbridge
inkster, MI 48141
(313) 563-9764

3a. TITLE OF THE PROGRAM

Category 2: Implementation Or Expansion of BWC Programs for Small and Mid-sized Agencies

3b. POMS CODE (SEE INSTRUCTIONS ON REVERSE)

4. TITLE OF PROJECT

2018 Body-Worn Camera Program

5. NAME & ADDRESS OF GRANTEE

City of Inkster
26215 Trowbridge
Inkster, MI 48141

6. NAME & ADRESS OF SUBGRANTEE

7. PROGRAM PERIOD

FROM: 10/01/2018 TO: 09/30/2021

8. BUDGET PERIOD

FROM: 10/01/2018 TO: 09/30/2021

9. AMOUNT OF AWARD

$ 97,500

10. DATE OF AWARD

09/26/2018

11. SECOND YEAR'S BUDGET

12. SECOND YEAR'S BUDGET AMOUNT

13. THIRD YEAR'S BUDGET PERIOD

14. THIRD YEAR'S BUDGET AMOUNT

15. SUMMARY DESCRIPTION OF PROJECT (See instruction on reverse)

The Body Worn Camera Policy and Implementation program (BWC PIP) provides funding to limited public agencies (i.e., states, units of local government, (including tribal government, recognized by the Secretary of the Interior), combinations of such states or units, or any department, agency, or instrumentality of the foregoing), that perform criminal justice functions; and national and regional public and private entities, including for-profit (commercial) and nonprofit organizations (including tribal nonprofit or for-profit organizations), faith-based and community organizations, and institutions of higher education (including tribal institutions of higher education) that support initiatives to improve the functioning of the criminal justice system. For-profit organizations must agree to forgo any profit or management fee.

The BWC PIP, funded under the 2017 Department of Justice Appropriations Act (P.L. 115-31), will support the implementation of body-worn camera programs in law enforcement agencies across the country. The intent of the program is to help agencies develop, implement, and evaluate a BWC program as one tool in a law

enforcement agency's comprehensive problem solving approach to enhance officer safety and build community trust. Elements of such an approach include: implementation of a BWC program developed in a planned and phased approach; collaboration that leverages partnerships with cross-agency criminal justice stakeholders including prosecutors and advocacy organizations; implementation of appropriate privacy policies; implementation of operational procedures and tracking mechanisms; training of officers, administrators, and associated agencies requiring access to digital multimedia evidence; and the adoption of practices and deployment of BWC programs appropriately addressing operational requirements.
CA/NCF