

CITY OF WIXOM
49045 PONTIAC TRAIL
REGULAR CITY COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 22, 2024

Mayor Beagle called the meeting to order at 7:01 p.m. and the Pledge of Allegiance was recited.

Present:

Mayor: P. Beagle
Deputy Mayor: T. Rzeznik
Councilmembers: P. Behrmann
K. Gottschall
(excused) T. Gronlund-Fox
P. Sharpe
R. Smiley

AGENDA CHANGES: (None)

MINUTES:

~~CM-10-137-24~~: Moved and seconded by Councilmember Sharpe and Deputy Mayor Rzeznik to approve the Regular City Council meeting minutes of October 8, 2024.

Vote:

Motion Carried

CORRESPONDENCE: (None)

CITY MANAGER REPORTS:

1.) Departmental Reports - September 2024

Councilmember Sharpe agreed with the engineer that deferring the install of the new generator until after the election was probably best.

After reading the economic development report, Deputy Mayor Rzeznik was pleased to see the slight interest in the Renton Development. In addition, he was surprised the City still had so much industrial acreage left.

CONSENT AGENDA:

~~CM-10-138-24~~: Motion and seconded by Deputy Mayor Rzeznik and Councilmember Smiley to approve the Consent Agenda as presented which included:

- 1.) Approval to Receive and File:
 - a. Zoning Board of Appeals Minutes of July 8, 2024
 - b. Parks and Recreation Minutes of August 12, 2024
 - c. Planning Commission Minutes of September 16, 2024
- 2.) Recommendation to Approve the 2025 City Council Meeting Schedule and Authorize the City Clerk to Post this Schedule as Required by Section 5(2) of the Open Meetings Act (Public Act 2676 of 1976)
- 3.) Recommendation to Set a Public Hearing for November 12, 2024 to Solicit Input Regarding the Utilization of the 2025 Community Development Block Grant Program Allocation in the Amount of \$48,527

Vote:

Motion Carried

CALL TO THE PUBLIC:

There were no comments.

UNFINISHED BUSINESS: (None)

NEW BUSINESS:

- 1.) **First Reading and Introduction of an Ordinance to Amend Title 9.00, Public Peace and Welfare, Chapter 9.16, Offenses Pertaining to Property to Add a New Section 9.16.140, Graffiti and to Provide Penalties for Violations Thereof**

CM-10-139-24: Moved and seconded by Councilmembers Behrmann and Sharpe to approve the first reading and introduction of an ordinance to amend title 9.00, Public Peace and Welfare, Chapter 9.16, Offenses Pertaining to Property to add a new section 9.16.140, Graffiti and to Provide Penalties for Violations Thereof.

Mr. Benson said administration had identified an increasing frequency of property damage within the City. They believed that a more specific and detailed ordinance to address instances of graffiti would be more beneficial than what the City currently had. This ordinance would clarify the punishments imposed on those who applied the graffiti and the requirements for the property owners who had graffiti applied to their property. He mentioned that after previous discussion with Council, they've increased the time allotted for property owners to clean the graffiti to 14 days. It should be noted that they've confirmed with the attorney that the maximum fine for a misdemeanor was \$500 so that couldn't be increased.

Deputy Mayor Rzesnik thanked administration for increasing the time the property owner had to clean the graffiti. He imagined that it could take time to find a contractor that was qualified to environmentally clean the graffiti. He suggested the City keep a list of contractors that perform this type of cleaning work for those property owners that may need it. Mr. Benson said it was their practice not to recommend contractors but he figured they could provide a list.

VOTE

MOTION CARRIED

- 2.) **Recommendation to Adopt a Resolution to Authorize the City Manager to Negotiate the Sale of 593 Chantclair Circle and, if necessary, Set a Public Hearing Date in Accordance with the Code of Ordinances Chapter 3, Section 3.16.050, Sale of Economic Development Property**

CM-10-140-24: Moved and seconded by Councilmember Sharpe and Deputy Mayor Rzesnik to adopt a resolution to authorize the City Manager to negotiate the sale of 1593 Chantclair Circle and, if necessary, set a public hearing date in accordance with the Code of Ordinances Chapter 3, Section 3.16.050, sale of economic development property.

Mr. Benson explained that the City owned a 1.3-acre parcel which was a former wellhouse site in connection with the Highgate on the Lake subdivision. In 2000 the wellhouse was disconnected and demolished, and the parcel sat vacant ever since. He stated that in 2012, City Council authorized the sale of the property by way of Resolution 17-02. Mr. Benson said they were recently presented with an unsolicited letter of interest for the property. They wanted to confirm that City Council will still in favor of pursuing the sale of the property before they did any further diligence.

Councilmember Gottschall was happy this was coming before City Council as he’s been talking about this property for years. He was aware of the neighborhood and where this parcel was located. He believed splitting the parcel into two lots would look more uniform with the others as they could both face Chantclair Circle. He didn’t approve of a third lot as it would have to be along Loon Lake Road.

Deputy Mayor Rzeknik agreed with Councilmember Gottschall as he did not want to see a third lot because it would be on Loon Lake Road.

Councilmember Behrmann also preferred two homes/lots over three as he thought it would be best to leave enough space on Loon Lake Road.

Councilmember Smiley agreed with the dais but said the zoning may allow for three then it may be a consideration that would come into play during negotiations.

Mr. Benson said two lots over three may be tied into the purchase agreement. If he had to guess the developer would want to put three houses.
Mayor Beagle supported selling the property and was curious to see what happens during the negotiations.

**CITY OF WIXOM
AUTHORIZING RESOLUTION 2024-49
DISPOSITION OF REAL PROPERTY**

1593 Chantclair Circle / 96-17-28-329-027

WHEREAS, the City of Wixom has certain properties located throughout the City and several are now abandoned well sites; and,

WHEREAS, it has been determined that there is no practical City use for the subject parcel and therefore they should be placed for sale and sold in accordance with the City’s Code of Ordinances; and,

WHEREAS, there are certain requirements for the disposition of City-owned real property established by the City’s Code of Ordinances, specifically §3.16.

NOW, THEREFORE BE IT RESOLVED, that the City Council herein authorizes the City Manager to proceed with City Ordinance requirements associated with the negotiations in the sale of parcel 96-17-28-329-027, also known as 1593 Chantclair Circle.

BE IT FURTHER RESOLVED that the City Council has determined that the potential sale of the subject property is to promote and facilitate economic development within the City.

VOTE

MOTION CARRIED

- 3.) Recommendation to Approve the 2025 Municipal and Community Credit Contract with Suburban Mobility for Regional Transportation in the Amount of \$16,093 and Authorize the Mayor to Sign the Contract

CM-10-141-24: Moved and seconded by Councilmembers Smiley and Behrmann to approve the 2025 Municipal and Community Credit Contract with Suburban Mobility Authority for Regional Transportation in the amount \$16,093 and authorize the Mayor to sign the contract.

Ms. Magee indicated this was routine and done on an annual basis. She explained that the City applied for funding for SMART. Similar to the 2024 contract, these funds would be allocated for Peoples Express transportation services.

Deputy Mayor Rzeznik asked about the ridership on Peoples Express. Ms. Magee said it's gone up 40%.

Councilmember Smiley read that Novi was interested in Peoples Express. He wondered what that meant for Wixom. Mr. Brown figured with the size and population of Novi, Peoples Express may have to increase their fleet and/or the quality of service could go down in Wixom.

CALL TO THE PUBLIC:

Several students from Lakeland High School were in the audience and participated in a question and answer session with the City Council.

CITY MANAGER COMMENTS:

Mr. Brown explained that November 5, 2024 was the Presidential Election. He said the polls would be open from 7:00 a.m. until 8:00 p.m. that day. Voters could cast their ballot in-person early at the Commerce Township Library at 180 E. Commerce Road from October 26, 2024 through November 3, 2024. In addition, absentee ballots will be available until 4:00 p.m. on Monday, November 4, 2024. He said the Clerk's Office would be open on Saturday, November 2, 2024 from 8:00 a.m. until 4:00 p.m. to pick up an absentee ballot, return your ballot or pick up a voter guide. He said they had twelve employees celebrating work anniversaries ranging from 1 to 12 years. He thanked them for their service and congratulated them on their anniversary.

Mr. Benson no comments.

COUNCIL COMMENTS:

Councilmember Gottschall congratulated the Parks and Recreation Department and Fire Department on a successful Panther Hunt and Open House.

Councilmember Behrmann said his family enjoyed themselves at the Fire Department Open House; he thought it was very well laid out this year. In addition, his children participated in the DDA Spooktacular Treat Event which he said was very well attended. He gave props to the DDA for hosting such a successful event.

Councilmember Smiley wished everybody a safe Halloween and the Clerk a smooth election. He ran into the former Police Chief, Ron Moore, and he said hello to everyone.

Councilmember Sharpe thanked the staff at the Clerk's Office for he received and voted his absentee ballot. He thought the new branding logo on the coffee mugs looked nice.

Deputy Mayor Rzeznik asked everybody to watch out for the kids walking around on Halloween night. He also reminded everyone to get out and vote on November 5th.

Mayor Beagle gave kudos to the Parks and Recreation Department for another great Panther Hunt event. In addition, he thanked the Fire Department for pulling off a wonderful Open House. He wished the Clerk and her staff a successful election.

ADJOURNMENT:

The meeting was adjourned at 7:34 p.m.

Crystal Opalko
City Clerk

APPROVED - 11/12/2024