

**AGENDA**  
**WYOMING CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**MONDAY, OCTOBER 4, 2010 AT 7:00 P.M.**

- 1) Call to Order**
- 2) Invocation**  
Pastor Dennis Gilbert, Church of the Open Door.
- 3) Pledge of Allegiance**
- 4) Roll Call**
- 5) Student Recognition**
- 6) Approval of Minutes**  
From the regular meeting of September 20, 2010.
- 7) Approval of Agenda**
- 8) Public Hearings**  
7:01 p.m.: To Consider the Establishment of an Industrial Development District in the City of Wyoming for Zeeland Lumber & Supply Co.  
7:02 p.m.: To Consider an Application for an Industrial Facilities Exemption Certificate for Undercar Products Group, Inc. (Associated with Franklin Eastern LLC)
- 9) Public Comment on Agenda Items** (3 minute limit per person)
- 10) Presentations and Proclamations**
  - a) Presentations
  - b) Proclamations
- 11) Petitions and Communications**
  - a) Petitions
  - b) Communications
- 12) Reports from City Officers**
  - a) From City Council
  - b) From City Manager
- 13) Budget Amendments**  
No. 19: To reclassify \$4,500 of budgetary authority to provide funding for the cost of a traffic study and engineering related to the realignment of the Clay Avenue intersection at 54<sup>th</sup> Street and the effect on the US 131 traffic flow.
- 14) Consent Agenda**  
*(All items under this section are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda upon request of any Council member and will be considered separately.)*
  - a) To Set a Public Hearing for the Approval of an Application for an Industrial Facilities Exemption Certificate in the City of Wyoming for Wolverine Glass Products, Inc. (10/18/2010 at 7:01 p.m.)
  - b) To Set a Public Hearing for the Approval of an Application for an Industrial Facilities Exemption Certificate in the City of Wyoming for Michigan Turkey Producers (10/18/2010 at 7:02 p.m.)

- c) To Set a Public Hearing for the Approval of an Application for an Industrial Facilities Exemption Certificate in the City of Wyoming for Detail Technologies, LLC.  
(10/18/2010 at 7:03 p.m.)
- d) To Set a Public Hearing to Expand Plant Rehabilitation No. 2 (10/18/2010 at 7:04 p.m.)
- e) Of Appreciation to Dorothy M. Simon-Tibbe for her Service as a Member of the Historical Commission for the City of Wyoming
- f) To Appoint Florence A. Madden as a Member of the Community Enrichment Commission for the City of Wyoming
- g) To Authorize the Mayor and City Clerk to Execute an Amendment to the Streetlighting Contract with Consumers Energy Company

**15) Resolutions**

- h) To Establish an Industrial Development District Number 284 Pursuant to Act 198, Public Acts of 1974, as Amended for Zeeland Lumber & Supply Co.
- i) To Authorize Members of the City Council to Attend the South Kent Government Matters Annual Luncheon

**16) Award of Bids, Contracts, Purchases, and Renewal of Bids and Contracts**

- j) To Concur with the Emergency Purchase and Installation of an Air Conditioning Unit Compressor
- k) To Authorize the Repair and Improvement of a Storm Water Control Structure on the Behan-Foley Drain
- l) To Award a Bid for Cul-De-Sac Snowplowing (2010-2013)
- m) To Authorize the Purchase of Microwave Digestion Laboratory Supplies

**17) Ordinances**

- 9-10: To Add Section 90-509 to the Code of the City of Wyoming (Auto Plant Property Development) EMERGENCY ADOPTION
- 10-10: To Amend Section 90-32 of the Code of the City of Wyoming by Adding Subsection (87) Thereto (rezone Bayberry Market Place from PUD-1 Low Density Planned Unit Development to B-1 Local Business. The property is located at 5751 Byron Center Ave., SW) FIRST READING

**18) Informational Material**

**19) Acknowledgment of Visitors**

**20) Closed Session** (as necessary)

**21) Adjournment**

CITY OF WYOMING BUDGET AMENDMENT

Date: October 4, 2010

Budget Amendment No. 019

To the Wyoming City Council:

**A budget amendment is requested for the following reason: To reclassify \$4,500 of budgetary authority to provide funding for the cost of a traffic study and engineering related to the realignment of the Clay Avenue intersection at 54th Street and the effect on the US 131 off ramp traffic flow.**

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<b><u>Capital Improvement Fund</u></b>				
Public Works - Major Street Construction - Capital Outlay 2011CP.Clay & 54th Street Intersection.Major Sts 400-441-50200-972.502 2011CP.Clay&54th	\$0	\$4,500		\$4,500
Public Works - Major Street Construction - Capital Outlay 2011CP.Resurfacing.Major Streets 400-441-50200-972.502 2011CP.Resurf.MS	\$409,278		\$4,500	\$404,778
Fund Balance/Working Capital				

Recommended: \_\_\_\_\_  
Finance Director

\_\_\_\_\_  
City Manager

Motion by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_ that the General Appropriations Act for Fiscal Year 2010-2011 be amended by adoption of the foregoing budget amendment.

Motion carried: \_\_\_\_\_ yeas, \_\_\_\_\_ nays

I hereby certify that at a \_\_\_\_\_ meeting of the Wyoming City Council duly held on \_\_\_\_\_ the foregoing budget amendment was approved.

\_\_\_\_\_  
City Clerk

10/04/10  
Manager/KV

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO SET A PUBLIC HEARING FOR THE APPROVAL OF AN  
APPLICATION FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
IN THE CITY OF WYOMING FOR WOLVERINE GLASS PRODUCTS, INC.

WHEREAS, the City established Industrial Development District Number 244, under Act 198, Public Acts of 1974, as amended by adopting Resolution Number 19427 on December 20, 1999, and

WHEREAS, after the district was established Wolverine Glass Products, Inc. filed an application for an Industrial Facilities Exemption Certificate under Act 198 for personal property having an estimated cost of \$700,000.00, and for real property having an estimated cost of \$400,000.00 to be located at 5801 Clay Avenue SW, Wyoming, Michigan, and

WHEREAS, Act 198 requires the City to hold a public hearing on the approval of this application; now therefore,

BE IT RESOLVED, that the Wyoming City Council takes the following action:

1. A public hearing on whether to approve the application by Wolverine Glass Products, Inc., for an Industrial Facilities Exemption Certificate shall be held at 7:01 p.m. on October, 18, 2010, in the City Council Chambers, City Hall, 1155 28<sup>th</sup> Street SW, Wyoming, Michigan.

2. Notice of this hearing shall be given to the applicant, the City Assessor, and a representative of each affected taxing unit, and shall be published in a newspaper of general circulation in the City and posted in City Hall.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

10/04/10  
Manager/KV

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO SET A PUBLIC HEARING FOR THE APPROVAL OF AN  
APPLICATION FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
IN THE CITY OF WYOMING FOR MICHIGAN TURKEY PRODUCERS

WHEREAS, the City established Industrial Development District Number 273, under Act 198, Public Acts of 1974, as amended by adopting Resolution Number 21784 on June 6, 2005, and

WHEREAS, after the district was established Michigan Turkey Producers filed an application for an Industrial Facilities Exemption Certificate under Act 198 for personal property having an estimated cost of \$2,600,000.00, and for real property having an estimated cost of \$1,000,000.00 to be located at 1100 Hall Street SW, Wyoming, Michigan, and

WHEREAS, Act 198 requires the City to hold a public hearing on the approval of this application; now therefore,

BE IT RESOLVED, that the Wyoming City Council takes the following action:

1. A public hearing on whether to approve the application by Michigan Turkey Producers for an Industrial Facilities Exemption Certificate shall be held at 7:02 p.m. on October 18, 2010, in the City Council Chambers, City Hall, 1155 28<sup>th</sup> Street SW, Wyoming, Michigan.

2. Notice of this hearing shall be given to the applicant, the City Assessor, and a representative of each affected taxing unit, and shall be published in a newspaper of general circulation in the City and posted in City Hall.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

10/04/10  
Manager/KV

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO SET A PUBLIC HEARING FOR THE APPROVAL OF AN  
APPLICATION FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
IN THE CITY OF WYOMING FOR DETAIL TECHNOLOGIES, LLC

WHEREAS, the City established Industrial Development District Number 253, under Act 198, Public Acts of 1974, as amended by adopting Resolution Number 19774 on August 7, 2000, and

WHEREAS, after the district was established Detail Technologies, LLC filed an application for an Industrial Facilities Exemption Certificate under Act 198 for personal property having an estimated cost of \$1,560,000.00, and for real property having an estimated cost of \$33,500.00 to be located at 5900 Cross Roads Commerce SW, Wyoming, Michigan, and

WHEREAS, Act 198 requires the City to hold a public hearing on the approval of this application; now therefore,

BE IT RESOLVED, that the Wyoming City Council takes the following action:

1. A public hearing on whether to approve the application by Detail Technologies, LLC, for an Industrial Facilities Exemption Certificate shall be held at 7:03 p.m. on October 18, 2010, in the City Council Chambers, City Hall, 1155 28<sup>th</sup> Street SW, Wyoming, Michigan.

2. Notice of this hearing shall be given to the applicant, the City Assessor, and a representative of each affected taxing unit, and shall be published in a newspaper of general circulation in the City and posted in City Hall.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO SET A PUBLIC HEARING TO EXPAND  
PLANT REHABILITATION DISTRICT NO. 2

WHEREAS, pursuant to Act. No. 198 of the Public Acts of Michigan of 1974, after a duly noticed public hearing held on September 20, 2010, the Wyoming City Council established Plant Rehabilitation District No. 2; and

WHEREAS, Undercar Products Group, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to its new facility located within Plant Rehabilitation District No. 2; and

WHEREAS, along with this application, Franklin Eastern, LLC, has requested that Plant Rehabilitation District No. 2 be expanded to include parking and landscaping for this new facility; and

WHEREAS, prior to expanding this district, it is necessary to first hold a public hearing at which the owners of affected property and any other resident or taxpayer of the City can be given an opportunity to comment on the expansion of the Plant Rehabilitation District No. 2.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council shall hold a public hearing on October 18, 2010 at 7:04 p.m., at Wyoming City Hall, 1155 28<sup>th</sup> Street SW, Wyoming, MI 49509, at which the owners of property located within the proposed Plant Rehabilitation District and other residents or taxpayers of the City shall be given an opportunity to comment on the establishment of the proposed district to be comprised of the property described as follows:

Lots 1, 2, 15 and 16 of Potter Plat, and part of Lot 73, Kent Industrial Center No. 2 and that part of the E 1/2, Section 19, T6N, R11W, City of Kentwood and City of Wyoming, Kent County, Michigan, described as: BEGINNING at a point on the East line of Section 19 which is S02°55'30"E 1175.56 feet from the E 1/4 corner of Section 19; thence S02°55'30"E 809.87 feet along the East Section line of Section 19; thence S89°51'45"W 50.06 feet along the extended North line of 43rd Street (now vacated); thence S02°55'30"E 33.04 feet along the West line of Eastern Avenue; thence N89°51'45"E 17.02 feet to the NE corner of Lot 1, Potter Plat as originally platted; thence S02°55'30"E 200.00 feet to the SE corner of Lot 2 of Potter Plat; thence S89°51'45"W 868.82 feet along the South line of Lots 2 and 15 and its extension to the Easterly line of Kent Industrial Center No. 2; thence S89°50'40"W 13.04 feet to an angle point on the Easterly line of Lot 73 of Kent Industrial Center No. 2; hence S02°56'10"E 34.33 feet to the SE corner of said Lot 73; thence S89°50'40"W 115.80 feet along the South line of Lot 73; thence N06°00'W 376.61 feet to the North line of Lot 73; thence N89°55'E 130.70 feet to the NE corner of Lot 73; thence N06°00'W 675.40 feet along the Easterly line of Kent Industrial Center No. 2; thence N87°04'00"E 765.00 feet; thence S02°55'30"E 17.00 feet; thence N87°04'00"E 190.37 feet to the place of beginning.

2. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, hereby rescinded.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

10/04/10  
Clerk/IJ

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF APPRECIATION TO DOROTHY M. SIMON-TIBBE FOR HER SERVICE  
AS A MEMBER OF THE HISTORICAL COMMISSION FOR THE CITY OF WYOMING

WHEREAS, Dorothy M. Simon-Tibbe was appointed to the Historical Commission on August 21, 2006, and

WHEREAS, Dorothy M. Simon-Tibbe, as a member of the Historical Commission gave generously of her time and talent to the citizens of Wyoming, now, therefore,

BE IT RESOLVED, the City Council for the City of Wyoming, on behalf of the citizens of the City of Wyoming, does hereby express its sincere appreciation to Dorothy M. Simon-Tibbe for her dedicated service as a member of the Historical Commission.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas \_\_\_\_\_ Nays

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO APPOINT FLORENCE A. MADDEN AS A MEMBER OF THE  
COMMUNITY ENRICHMENT COMMISSION FOR THE CITY OF WYOMING

WHEREAS, Florence A. Madden has submitted an application requesting appointment to the Community Enrichment Commission for the City of Wyoming, and

WHEREAS, a vacancy exists in an unexpired term ending June 30, 2012 on the Community Enrichment Commission, and

WHEREAS, it is the desire of the City Council that Florence A. Madden be appointed to fill that unexpired term on the Community Enrichment Commission now, therefore,

BE IT RESOLVED, the City Council for the City of Wyoming, Michigan does hereby appoint Florence A. Madden as a member of the Community Enrichment Commission of the City of Wyoming for the unexpired term ending June 30, 2012.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas \_\_\_\_\_ Nays

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK  
TO EXECUTE AN AMENDMENT TO THE STREETLIGHTING  
CONTRACT WITH CONSUMERS ENERGY COMPANY

WHEREAS, the City has entered into a contract with Consumers Energy Company which provides for a Consumers Energy Company owned streetlighting system within certain parts of the City, and

WHEREAS, the City desires to have Consumers Energy Company replace one 20,000 lumen mercury vapor streetlight and replace it with a 24,000 lumen high pressure sodium streetlight on a new fiberglass pole located at Rhodes Avenue, SW and 44<sup>th</sup> Street, SW; now, therefore,

BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute the attached "Authorization for Change in Standard Streetlighting Contract" and the accompanying Consumers Energy Resolution.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan, at a regular session held on the 4th day of October, 2010.

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HEIDI A. ISAKSON  
Wyoming City Clerk

Attachments

Resolution No. \_\_\_\_\_

**AUTHORIZATION FOR CHANGE IN STANDARD STREETLIGHTING CONTRACT**

Consumers Energy Company is hereby authorized as of the \_\_\_\_ day of \_\_\_\_\_, 2010, by the City of Wyoming, to make changes, as listed below, in the streetlighting system(s) covered by the existing Standard Streetlighting Contract between the Company and the City of Wyoming, dated October 20, 1986.

- Energy-Only Streetlighting Rate L-1
- Customer-Owned Streetlight System Rate L-2
- Company-Owned Streetlight System Rate L-3

Number of Luminaires	Nominal Lumen Rating	Light Source	Installation or Removal	Voltage Service	Point of Attachment With Company's Dist System	Location
1	20,000	MV	Removal	120/240		Rhodes & 44 <sup>th</sup> St., SW
1	24,000	HPS	Installation	120/240		Rhodes & 44 <sup>th</sup> St., SW

Notification Number #1008431937

Construction Work Order Number \_\_\_\_\_

Except for the changes in the streetlighting system(s) as herein authorized, all provisions of the aforesaid Standard Streetlighting Contract dated October 20, 1986, shall remain in full force and effect.

By: \_\_\_\_\_  
Its Clerk, Heidi A. Isakson

\_\_\_\_\_  
Its Mayor, Jack A. Poll



NOTE:  
 MAPPING NOT CLEAR  
 SOURCE UNKNOWN  
 VERIFY IN FIELD



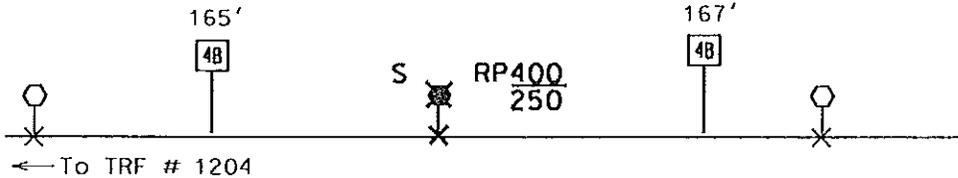
KENT CO  
 CITY OF WYOMING  
 T06 R12 SEC.24

To 36th St ↑

44TH ST SW

BUCHANAN AVE SW

RHODES AVE SW



①  
**REPLACE**  
 33' CONCRETE w/  
 34' GREY FG POLE  
 6' BRKT & COBRA HEAD  
 MOUNTING HEIGHT=30'  
 PER 42-212-2  
 400W MV / 250W HPS

**UNDERGROUND LEGEND**

- 4. Single-phase secondary
- A. No 2 AL cable, 175 mils, 15KV, or secondary.

LOC 1:  
 Pole located 2'  
 Back of Curb.

ORDER NUMBER
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 A CMS Energy Company <b>ELECTRIC</b>	DESIGNED BY <b>ALYEITER</b>	DATE <b>09/13/10</b>	Rhodes & 44th St SW							
	APPROVED BY <i>[Signature]</i>	DATE <b>9/15/10</b>	<b>DETERIORATED STLT POLE</b> For: CITY OF WYOMING Rhodes & 44th St SW							
SHEET 1 OF 1		SCALE NTS								
-CONSTRUCTION CERTIFICATION- Work was constructed as Engineered or Changed as Indicated. All Salvageable Material Was Returned to Stores. Signed _____ in Direct Charge of Work Dates: Started _____ Completed _____ MSS DIG NUMBER: _____ DATE: _____	TLM NUMBER <b>0612244312</b>	# OF RODS	OHMS	CONSTRUCTION MEASURE NUMBER <b>100001079246</b>						
	SUBSTATION <b>HANSEN</b>	WD NO. <b>1063</b>	ESIC	<table border="1"> <tr> <td>ORDER TYPE</td> <td>MAINTENANCE ACTIVITY TYPE</td> <td>DESIGN NUMBER</td> </tr> <tr> <td></td> <td>OHL</td> <td><b>10174052</b></td> </tr> </table>	ORDER TYPE	MAINTENANCE ACTIVITY TYPE	DESIGN NUMBER		OHL	<b>10174052</b>
	ORDER TYPE	MAINTENANCE ACTIVITY TYPE	DESIGN NUMBER							
		OHL	<b>10174052</b>							
CIRCUIT <b>HANSEN</b>	CKT NO. <b>02</b>	LCP NO. <b>0912</b>	STAKED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO TREES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO ESTABLISH INDUSTRIAL DEVELOPMENT  
DISTRICT NUMBER 284 PURSUANT TO ACT 198, PUBLIC ACTS OF 1974,  
AS AMENDED FOR ZEELAND LUMBER & SUPPLY CO.

WHEREAS, the City of Wyoming has the authority to establish Industrial Development Districts within the City of Wyoming under the provisions of Act 198 of Public Acts of 1974, as amended, and

WHEREAS, Zeeland Lumber & Supply Co., has requested that the City establish an Industrial Development District for its property located at 5836 Clay Avenue SW, Wyoming, Michigan and legally described on the attachment, and

WHEREAS, staff reviewed the request and found that the project to be located within the district will promote the economic health of the community by encouraging private capital investment and creating new employment opportunities in the City of Wyoming, and

WHEREAS, staff has recommended that the City Council establish this district, and

WHEREAS, a public hearing was held on October 4, 2010, at 7:01 p.m. at which time the property owners of real property within the proposed district and all residents and taxpayers of the City of Wyoming were afforded the opportunity to be heard, and

WHEREAS, the City Council believes it is in the public interest of the City of Wyoming to establish the district, now therefore,

BE IT RESOLVED, that the Wyoming City Council establishes Industrial Development District Number Two Hundred Eighty-Four (284) in the City of Wyoming, Kent County, Michigan, under the provisions of Act 198 of the Public Acts of 1974 as amended, for real and personal property at 5836 Clay Avenue SW, Wyoming, Michigan and legally described on the attachment.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
HEIDI A. ISAKSON  
Wyoming City Clerk

Attachment

Resolution No. \_\_\_\_\_

**EXHIBIT A**

**Legal Description**

**Address:** 5836 Clay Avenue SW, Wyoming, MI 49548

**Tax Parcel No.:** 41-17-36-377-002

**Legal Description:**

Lots 8 & 9. Argo Industrial Park.

10/04/10  
Manager/KV

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AUTHORIZE MEMBERS OF THE CITY COUNCIL TO  
ATTEND THE SOUTH KENT GOVERNMENT MATTERS ANNUAL LUNCHEON

WHEREAS, the Wyoming-Kentwood Area Chamber of Commerce will be hosting the South Kent Government Matters Annual Luncheon on October 25, 2010, and

WHEREAS, it is the desire of the City Council that Wyoming be represented at the luncheon; now, therefore

BE IT RESOLVED that members of the Wyoming City Council are hereby authorized to attend the South Kent Government Matters Annual Luncheon on October 25, 2010, and

BE IT FURTHER RESOLVED, that Councilmembers will submit their expense reports for approval at the next regular City Council meeting following the event.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas      \_\_\_\_\_ Nays

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on the 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
HEIDI A. ISAKSON  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO CONCUR WITH THE EMERGENCY PURCHASE AND  
INSTALLATION OF AN AIR CONDITIONING UNIT COMPRESSOR

WHEREAS, as detailed in the attached memorandum from the Facilities Coordinator, one of the air conditioning unit compressors for City Hall failed and required replacement, and

WHEREAS, Peerbolts provided the City with the attached quotation in the amount of \$16,580.00 to replace the compressor, includes a 5 year warranty, and

WHEREAS, funds for the purchase and installation of the compressor are available in account number 101-267-26700-930000, now therefore

BE IT RESOLVED, that the Wyoming City Council does hereby concur with the emergency purchase and installation of the air conditioning unit compressor and authorizes payment to Peerbolts in the amount of \$16,580.00, and

BE IT FURTHER RESOLVED, that the Wyoming City Council does hereby waive the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of bidders and the bid opening procedure.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a \_\_\_\_\_ session held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Attachments: Memorandum  
Proposals

\_\_\_\_\_  
Heidi Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

## MEMORANDUM

TO: Curtis Holt, City Manager

FROM: Jeff Anderson, Facilities Coordinator

DATE: September 27, 2010

SUBJECT: City Hall Compressor

On September 16, 2010 our HVAC service contractor, Hurst Mechanical, was called to inspect the number two compressor unit at the City Hall Building. The mechanical contractor determined the number two compressor had failed and required replacement. The warranty on the failed compressor was expired and will require an emergency replacement purchase.

I requested pricing from the two mechanical contractors that the Facility Department utilizes for HVAC service and repair. Peerbolt's Inc. provided a complete proposal for the removal and installation of a replacement compressor. The quotes for the removal and installation of a 60 ton rebuilt compressor with a five year warranty are listed below.

Peerbolt's Inc.	\$16,580.00
Hurst Mechanical	\$17,002.00

It is my recommendation to use Peerbolt's Inc. for \$16,580.00 with the five year extended warranty.

Funds for the repair exist in the Facilities Maintenance Repairs and Maintenance Account 101-267-26700-930000.



*Sept. 21, 2010*

**City of Wyoming**

DeHoop Ave. SW  
Wyoming, MI. 49509

Attn: **Jeff Anderson**

***Re: air conditioning unit repair***

PROPOSAL

We propose to repair the existing McQuay air conditioning condenser at the Wyoming City Hall. The job will be complete with:

- Disconnect and remove the 2<sup>nd</sup> stage compressor
- (1) factory remanufactured Copeland compressor – 60 tons
- (2) new electrical contactors
- (1) Liquid line filter core
- (1) new oil pressure switch
- Reconnect the refrigerant piping
- All new refrigerant – R-22
- Reconnect the electrical wiring
- Freight
- Permit

Price: (remanufactured compressor) \$ 13,280.00

Note: Warranty is (1) year parts and labor.

For a (5) year parts warranty on the compressor, add: \$3,795.00

If the City is State of Michigan sales tax exempt, deduct: (\$495.00)

Submitted by:  
**Peerbolt's Inc.**

*Loran Peerbolt*

Phone 786-0300 ext 14

Fax 786-3564

[loran@peerbolts.com](mailto:loran@peerbolts.com)



(616) 784-4040  
Fax (616) 785-7900  
5800 Safety Drive  
Belmont, MI 49306

September 20, 2010

**Jeff Anderson**  
City of Wyoming

RE: City Hall compressor failure

Dear Jeff:

Jeff, we have a compressor that has a mechanical failure. I have contacted the McQuay Rep to come out and meet with you and I.

Here is what is included in this proposal:

Factory rebuilt compressor  
New contactor  
New oil pump switch  
New dryers  
Crane lift over the wall housing your condensing unit.  
10 pound refrigerant allowance should the unit need to be topped off.  
Reclamation of refrigerant, installation, and a full start-up

This rebuilt factory compressor has a one year warranty, and is in stock in Dayton, OH.

Your cost: \$13,402.00 complete.  
Add \$3600.00 to extend the warranty to 5 years on this factory rebuilt compressor.

*Add \$4,491.00 if you want a brand new compressor, however the lead time for one is 56 days, still a 1 year warranty.*

*Add \$3600.00 to extend the warranty on this brand new compressor to 5 years.*

Sincerely,

Greg Doerr  
Hurst Mechanical Inc.

HVAC System Design  
Indoor Air Quality Analysis  
Controls - Pneumatic & DDC  
Refrigeration - Ammonia & Fluor



Heating  
Air Conditioning  
Electrical  
Flushing



Pipe Fitting, Welding & Air Piping  
Cooling Towers & Pump Packages  
Sheet Metal - Exhaust & Ventilation  
Preventative Maintenance Agreements

9/20/10  
WSZ

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AUTHORIZE THE REPAIR AND IMPROVEMENT OF A  
STORM WATER CONTROL STRUCTURE ON THE BEHAN-FOLEY DRAIN

WHEREAS, the Kent County Drain Commission operates the Behan-Foley Drain on behalf of the City of Wyoming, and

WHEREAS, a storm water control structure along the Behan-Foley Drain was damaged on April 6, 2010, and

WHEREAS, the Kent County Drain Commission made necessary repairs and improvements to the damaged structure for \$32,062.92, and

WHEREAS, the costs of the said repairs and improvements are the responsibility of the City of Wyoming and can be paid out of the Major Street, Local Street, and Capital Improvements Funds; now, therefore

BE IT RESOLVED that the City Council hereby authorizes payment of \$32,062.92 to the Kent County Drain Commission for the repairs and improvement of a storm water control structure on the Behan-Foley Drain.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan, at a \_\_\_\_\_ session held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
HEIDI A. ISAKSON  
Wyoming City Clerk

Attached: Memorandum

Resolution No. \_\_\_\_\_

## MEMORANDUM

DATE: September 15, 2010  
TO: Mayor and City Council  
FROM: W. Scott Zastrow, Assistant Director of Public Works  
SUBJECT: Emergency Repair, Behan-Foley Drain

On April 6, 2010, a storm water control structure along the Behan-Foley Drain failed to function, which led to the damage of the structure and associated earthen embankment. Because the Behan-Foley is a county drain, the Kent County Drain Commission coordinated all of the work necessary to restore the structure and embankment. The structure was repaired to an operational state in April 2010. Permanent repairs were completed in July 2010, including improvements to the structure to prevent future failures. Now that the repairs and improvements are complete, the City needs to reimburse the Kent County Drain Commission for their expenses.

The total cost of the repairs and improvements is \$32,062.92, which will be split between the Major and Local Street Funds and the Capital Improvement Fund. The Major Street Fund (account no. 202-441-46300-930000) will be charged \$3,500, the Local Street Fund (account no. 203-441-46300-930000) will be charged \$3,500, and \$25,062.92 will be charged to the Capital Improvement Fund (account no. 400-441-45200-972.452).

It is recommended that the City Council authorize the payment of \$32,062.92 to the Kent County Drain Commission for the necessary Behan-Foley Drain repairs and improvements .

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AWARD A BID  
FOR CUL-DE-SAC SNOWPLOWING (2010 – 2013)

WHEREAS, the City of Wyoming plows snow from cul-de-sacs using four-wheel drive pickup trucks, and

WHEREAS, on September 21, 2010, the City received two bids to perform cul-de-sac snowplowing, and

WHEREAS, Katerberg Verhage, Inc. submitted the low bid for fiscal years 2011, 2012 and 2013, and

WHEREAS, sufficient funds are available in the Local Street Fund to finance said cul-de-sac plowing; now, therefore,

BE IT RESOLVED that the Wyoming City Council hereby awards a bid to Katerberg Verhage, Inc., for cul-de-sac plowing during fiscal years 2011, 2012 and 2013.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a \_\_\_\_\_ session held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
HEIDI A. ISAKSON  
Wyoming City Clerk

MEMORANDUM

DATE: September 29, 2010  
TO: Mayor and City Council  
FROM: William D. Dooley, Director of Public Works  
SUBJECT: Award of Bid for Cul-de-Sac Plowing (2010 – 2013)

On Tuesday, September 21, 2010, the City received two (2) bids for the snow plowing of cul-de-sacs within the City of Wyoming. Three (3) prospective bidders picked up the bid packet. A tabulation of the bids is attached.

The City of Wyoming has approximately 490 cul-de-sacs that are divided into seven geographical areas with 53 to 87 cul-de-sacs in each. The City of Wyoming will plow areas 1 and 2, and Katerberg Verhage, Inc. will plow the remaining 5 areas. The bid price is per cul-de-sac each time the cul-de-sacs are plowed.

<u>Area</u>	<u>Cul-De-Sacs</u>	<u>Plower</u>	<u>Bid Price (2010, 2011 and 2012)</u>
1	68	Wyoming Public Works	N/A
2	66	Wyoming Public Works	N/A
3	71	Katerberg Verhage, Inc.	\$12.62, \$13.00 and \$13.27
4a	53	Katerberg Verhage, Inc.	\$11.67, \$12.00 and \$12.27
4b	63	Katerberg Verhage, Inc.	\$11.67, \$12.00 and \$12.27
4c	76	Katerberg Verhage, Inc.	\$11.67, \$12.00 and \$12.27
5	87	Katerberg Verhage, Inc.	\$12.62, \$13.00 and \$13.27

It is recommended the bid for cul-de-sac plowing be awarded to the low bidder, Katerberg Verhage, Inc., at the unit prices listed above for the fiscal years of 2011, 2012 and 2013.

Sufficient funds have been budgeted in the Local Street Fund account no. 203-441-47800-930.000.

Attachments: Bid Tabulation  
Snowplowing Map

## Cul-De-Sac Plowing (2010-2013)

### Bid Tabulation

bid opening September 21, 2010

#### 2010 - 2011

			Katerberg Verhage, Inc		Jack's Lawn Service & Snowplowing	
Pay Item	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total
<i>Area #1 Cul-de-sacs</i>	<i>EA</i>	<i>68</i>	<i>\$ 11.67</i>	<i>\$ 793.56</i>	<i>\$ 16.00</i>	<i>\$ 1,088.00</i>
<i>Area #2 Cul-de-sacs</i>	<i>EA</i>	<i>66</i>	<i>\$ 11.67</i>	<i>\$ 770.22</i>	<i>\$ 16.00</i>	<i>\$ 1,056.00</i>
<i>Area #3 Cul-de-sacs</i>	<i>EA</i>	<i>71</i>	<i>\$ 12.62</i>	<i>\$ 896.02</i>	<i>\$ 16.00</i>	<i>\$ 1,136.00</i>
<i>Area #4-A Cul-de-sacs</i>	<i>EA</i>	<i>53</i>	<i>\$ 11.67</i>	<i>\$ 618.51</i>	<i>\$ 16.00</i>	<i>\$ 848.00</i>
<i>Area #4-B Cul-de-sacs</i>	<i>EA</i>	<i>63</i>	<i>\$ 11.67</i>	<i>\$ 735.21</i>	<i>\$ 16.00</i>	<i>\$ 1,008.00</i>
<i>Area #4-C Cul-de-sacs</i>	<i>EA</i>	<i>76</i>	<i>\$ 11.67</i>	<i>\$ 886.92</i>	<i>\$ 12.25</i>	<i>\$ 931.00</i>
<i>Area #5 Cul-de-sacs</i>	<i>EA</i>	<i>87</i>	<i>\$ 12.62</i>	<i>\$ 1,097.94</i>	<i>\$ 12.95</i>	<i>\$ 1,126.65</i>
<b>TOTAL</b>				<b>\$ 5,798.38</b>		<b>\$ 7,193.65</b>

#### 2011-2012

			Katerberg Verhage, Inc		Jack's Lawn Service & Snowplowing	
Pay Item	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total
<i>Area #1 Cul-de-sacs</i>	<i>EA</i>	<i>68</i>	<i>\$ 12.00</i>	<i>\$ 816.00</i>	<i>\$ 16.00</i>	<i>\$ 1,088.00</i>
<i>Area #2 Cul-de-sacs</i>	<i>EA</i>	<i>66</i>	<i>\$ 12.00</i>	<i>\$ 792.00</i>	<i>\$ 16.00</i>	<i>\$ 1,056.00</i>
<i>Area #3 Cul-de-sacs</i>	<i>EA</i>	<i>71</i>	<i>\$ 16.00</i>	<i>\$ 923.00</i>	<i>\$ 16.00</i>	<i>\$ 1,136.00</i>
<i>Area #4-A Cul-de-sacs</i>	<i>EA</i>	<i>53</i>	<i>\$ 12.00</i>	<i>\$ 636.00</i>	<i>\$ 16.00</i>	<i>\$ 848.00</i>
<i>Area #4-B Cul-de-sacs</i>	<i>EA</i>	<i>63</i>	<i>\$ 12.00</i>	<i>\$ 756.00</i>	<i>\$ 16.00</i>	<i>\$ 1,008.00</i>
<i>Area #4-C Cul-de-sacs</i>	<i>EA</i>	<i>76</i>	<i>\$ 12.00</i>	<i>\$ 912.00</i>	<i>\$ 12.25</i>	<i>\$ 931.00</i>
<i>Area #5 Cul-de-sacs</i>	<i>EA</i>	<i>87</i>	<i>\$ 13.00</i>	<i>\$ 1,131.00</i>	<i>\$ 12.95</i>	<i>\$ 1,126.65</i>
<b>TOTAL</b>				<b>\$ 5,966.00</b>		<b>\$ 7,193.65</b>

2012-2013

Pay Item	Unit	Estimated Quantity	Katerberg Verhage, Inc		Jack's Lawn Service & Snowplowing	
			Unit Price	Total	Unit Price	Total
<i>Area #1 Cul-de-sacs</i>	<i>EA</i>	<i>68</i>	<i>\$ 12.27</i>	<i>\$ 834.36</i>	<i>\$ 16.00</i>	<i>\$ 1,088.00</i>
<i>Area #2 Cul-de-sacs</i>	<i>EA</i>	<i>66</i>	<i>\$ 12.27</i>	<i>\$ 809.82</i>	<i>\$ 16.00</i>	<i>\$ 1,056.00</i>
<i>Area #3 Cul-de-sacs</i>	<i>EA</i>	<i>71</i>	<i>\$ 13.27</i>	<i>\$ 942.17</i>	<i>\$ 16.00</i>	<i>\$ 1,136.00</i>
<i>Area #4-A Cul-de-sacs</i>	<i>EA</i>	<i>53</i>	<i>\$ 12.27</i>	<i>\$ 650.31</i>	<i>\$ 16.00</i>	<i>\$ 848.00</i>
<i>Area #4-B Cul-de-sacs</i>	<i>EA</i>	<i>63</i>	<i>\$ 12.27</i>	<i>\$ 773.01</i>	<i>\$ 16.00</i>	<i>\$ 1,008.00</i>
<i>Area #4-C Cul-de-sacs</i>	<i>EA</i>	<i>76</i>	<i>\$ 12.27</i>	<i>\$ 932.52</i>	<i>\$ 12.25</i>	<i>\$ 931.00</i>
<i>Area #5 Cul-de-sacs</i>	<i>EA</i>	<i>87</i>	<i>\$ 13.27</i>	<i>\$ 1,154.49</i>	<i>\$ 12.95</i>	<i>\$ 1,126.65</i>
TOTAL				<i>\$ 6,096.68</i>		<i>\$ 7,193.65</i>



RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AUTHORIZE THE PURCHASE OF  
MICROWAVE DIGESTION LABORATORY SUPPLIES

WHEREAS, the Clean Water Plant laboratory uses a special microwave oven to analyze wastewater for the presence of heavy metals, and

WEHREAS, as detailed in the attached memorandum from the City's Laboratory Services Manager, supplies for the microwave are only available from CEM Corporation and are purchased as needed to complete the required laboratory tests, and

WHEREAS, funds for the purchase of the supplies are available in account number 590-590-54300-740000, now therefore

BE IT FURTHER RESOLVED, that the Wyoming City Council does hereby authorize the purchase of microwave digestion laboratory supplies from CEM Corporation, and authorizes the City Manager to execute the agreement, and

BE IT FURTHER RESOLVED, that the Wyoming City Council does hereby waive the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of builders, and the bid opening procedures.

Councilmember \_\_\_\_\_ moved, seconded by Councilmember \_\_\_\_\_, that the above Resolution be adopted.

Motion carried: \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays.

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a \_\_\_\_\_ session held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Attachments: Memorandum  
Quotation  
Photos

\_\_\_\_\_  
Heidi Isakson  
Wyoming City Clerk

Resolution No. \_\_\_\_\_

## Memorandum

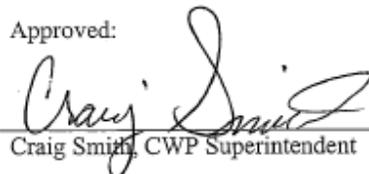
To: Craig Smith, Clean Water Plant Superintendent  
From: Myron Erickson, PE, Laboratory Services Manager *ME*  
Date: 27 September 2010  
Re: Microwave Digestion Vessels

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Prior to analyzing wastewater for the presence of heavy metals, a sample undergoes a "digestion" process. We use a special microwave oven for this purpose because it is the safest and most reliable method. We purchased a new microwave digestion system in 2007 and it has served us well, however we are noticing normal wear and tear of the special tubes that are used to hold the samples during the digestion process. The tubes must be capable of surviving extreme heat, pressure, and an acidic environment, so as you could imagine they are not made out of ordinary plastic. The wear and tear of these digestion tubes becomes apparent as the analyst or manager monitors quality control data. A slip in the quality of the QC data taken in turn with the amount of use the tubes have seen are our first sign that they are due for replacement.

I have obtained a quote from CEM Corporation, the company that makes our digestion system. Because we need to use the tubes that are designed to fit and work in their oven, the replacement of the tubes becomes a sole source situation. The total amount, including shipping, is \$8012, which is slightly more than \$7500, so I am seeking Council approval. It is possible to buy tubes in multiples of eight (\$1916 per eight-pack). However, it is not economical to do so. Therefore I am recommending that we buy a full carousel of 40 tubes to save money in the future and ensure the responsible fiscal management of our utility labs.

Approved:

  
Craig Smith, CWP Superintendent

9-28-2010



CEM Corporation

3100 Smith Farm Rd. - Matthews, NC 28104 -  
Phone: 800-726-3331 - Fax: 704-821-5185 - Email: sales@cem.com

# QUOTE

	Quote #
09/27/10	CEMQ7674

CITY OF WYOMING  
Myron Erickson  
2350 Ivanrest  
Wyoming, MI 48418

Phone: 616-261-3556  
Fax: 616-261-3590

Please Provide Billing Information If Different Than Quote

Contact \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_  
Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Ln #	Part #	Description	Qty.	List Price	Unit Price	Ext. Price
1	907397	<b>MARS Xpress Vessel Starter Set, 40 place, 75 mL</b>  The starter set includes (40) 75 mL Xpress vessels, (1) Vessel Rack and (1) 40-place turntable with 40 composite sleeves for use with the MARSXpress system only.	1	\$9,890.00	\$7,912.00	\$7,912.00
2	*9999	<b>Shipping &amp; Handling</b>	1	\$100.00	\$100.00	\$100.00
					<b>Total</b>	<b>\$8,012.00</b>

### Comments

Line Item 1: Reflects a 20% preferred customer discount.

Line Item 2: This price is an estimate only and does not include an allowance for expedited or overnight shipment. The actual price will not exceed this amount for standard shipping.

Sales Rep	Terms	P.O. Number	Ship Via
David Rings	Net 30 Days		

\_\_\_\_\_  
Please sign here

**Note: This quote can be used as a purchase order by entering purchase order number and signing**

\_\_\_\_\_  
Date

Delivery is **28** days ARO

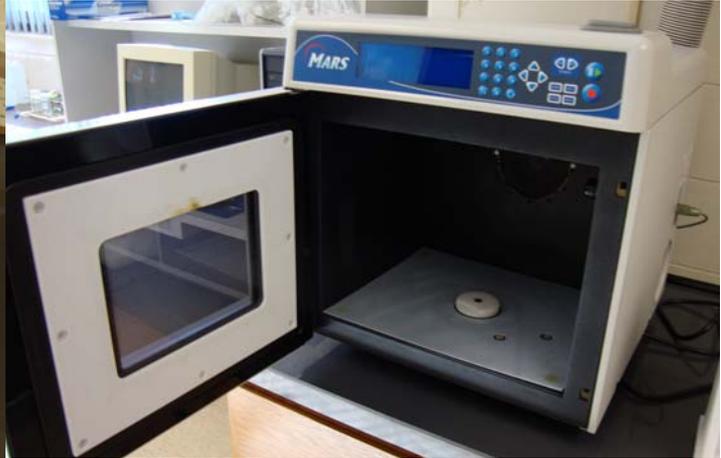
Quote expiration date: **10/8/2010**

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**For information on leasing CEM products, contact Tammy Grimshaw at  
CEM Financial Services Phone 973-292-0025 X14**

**Terms**

1. Payment - Make all checks payable to CEM Corporation and mail to Accounts Receivable at the address given below.
2. General - Net 30 Days FOB Matthews, NC. Freight is prepaid and added to invoice. Clerical errors are subject to corrections.
3. All orders subject to shipping and handling charges.
4. Taxes - All prices are quoted exclusive of any sales, excise, use or similar tax. The amount of tax applicable is the buyers responsibility.
5. Renters Casualty - Renter shall bear the risk of loss or damage to the equipment from delivery to customer site until it is returned to CEM.
5. Warranty - All instruments are warranted against defects in workmanship or material for one (1) year from the date of shipment.
7. Returns - All returns must be authorized with an RMA# by the CEM customer Service Department. Call (800) 726-3331 for authorization.
3. Quantity - Any changes to quantities other than complete instruments will not effect the validity of this quote.



ORDINANCE NO. 9-10

AN ORDINANCE TO ADD SECTION 90-509  
TO THE CODE OF THE CITY OF WYOMING

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-509 is hereby added to the Code of the City of Wyoming to read as follows:

**Sec. 90-509 AUTO PLANT PROPERTY DEVELOPMENT**

(1) General. Auto Plant Property may be used, developed, redeveloped or improved, including the demolition of any building, only as provided in this section.

(2) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

(a) *Auto Plant Property* means a parcel of property located within the I-2 Zoning District (Industrial, General) that exceeds 85 acres in size, or which contains a building that exceeds 1,000,000 square feet in area, 40% of such property or building having not been used for manufacturing for at least a consecutive 12 month period. For purposes of this section, parcels of property that were under common ownership and that functioned as a unified unit when last in full productive use will be treated as a single parcel of property.

(3) Purpose. In recognition of the unique characteristics comprising an Auto Plant Property, including: (1) the infrastructure on and around the property, including highway access, railroad connection and industrial water and sewer facilities; (2) the business community surrounding such properties that have been specifically established to provide support services; and (3) the environmental challenges often associated with such properties, the purpose of this section is to ensure that Auto Plant Properties are used for industrial purposes that will: (a) prevent such properties from falling into deterioration and blight; (b) provide an anchor for the surrounding area by providing support to the businesses that have developed to accommodate such properties; and (c) create jobs for the City's highly skilled workforce.

(4) Permitted Uses. Subject to the requirements of this section, the requirements of this article, and applicable provisions of this Zoning Code, an Auto Plant Property shall be used for permitted uses, but no special approval uses, allowed in the I-2 Zoning District.

(5) Procedure.

(a) Where the building(s) on an Auto Plant Property (i) is more than 40 years in age, (ii) has minimal insulation, (iii) has areas with ceilings less than 35 feet in height, (iv) has over 500,000 square feet of overall space, (v) lacks the plumbing, HVAC, electrical or other services distributed throughout the building as reasonably needed to continue its use as a manufacturing facility, or (vi) shows other indicia of functional obsolescence, partial or complete demolition shall be required unless a plan for complete re-use of such building, which includes all renovation needed to eliminate the functional obsolescence, is presented.

(b) Site plan review is required prior to the proposed development, redevelopment, improvement or re-use of, or the demolition of any building on, an Auto Plant Property. Site plans shall be prepared showing the changes to result from the entirety of any intended development project. In accordance with Section 90-48 of this Zoning Code, a site plan submitted under this section shall contain the following items of information:

- (1) A legal description of the property.
- (2) The gross land area and the zoning of the surrounding area, including the location of structures and other improvements.
- (3) A full-dimensioned map of the land showing topographic information at a contour interval of two feet or less.
- (4) Location of existing and proposed buildings and structures in the development area, the uses to be contained therein, the number of stories, gross building areas, distances between the lot line, setback lines and approximate location of vehicular entrances and loading points.
- (5) Streets, driveways, easements, service aisles and parking areas, including the general layout and design of parking lot spaces.
- (6) Pedestrian walks, malls and open areas for parks and recreation.
- (7) A location and height of walls, fences and screen planting, including a general plan for landscaping.
- (8) Types of surfacing, such as paving, turfing or gravel to be used.
- (9) Grading plan.
- (10) Existing and proposed utilities.
- (11) Elevations of any proposed buildings and structures indicating the architecture.
- (12) Such other information as may be required to assist in the consideration of the proposed development.

(c) Site plans submitted under this section shall be reviewed by the Planning Commission in accordance with Section 90-48 of this Zoning Code. Upon completion of its review, the Planning Commission shall provide a recommendation to the City Council.

(d) The City Council shall review the Planning Commission's recommendation and approve, deny, or approve with conditions a site plan submitted under this section.

(e) The Planning Commission, with the approval of the City Council, may alternatively allow for multiple preliminary site plans for phases of a proposed project if a concept plan is first approved that meets the criteria determined by the Planning Commission to meet the spirit and intent of this section and if, due to development uncertainty, it is impractical to require a complete site plan.

(6) Architectural/Design Standards.

(a) The development, redevelopment or improvement of any building(s) located on an Auto Plant Property shall use an architectural style that reflects a common theme or pattern that is aesthetically consistent and is compatible with surrounding properties.

(b) Buildings of up to 60 feet in height shall be permitted.

(c) All walls exposed to public view from a public street or adjacent residential area shall be constructed of not less than 75% brick, face brick, stone, cast stone, or other quality materials as determined by the Planning Commission from finished grade to roof level. High quality materials on other exposed exterior surfaces such as brick, stone, wood or stucco are encouraged.

(7) Landscaping Standards.

(a) A 25-foot-wide minimum greenbelt, landscaped with trees and plantings compatible with surrounding properties, shall be provided along public streets currently abutting or running through an Auto Plant Property.

(b) A 15-foot-wide minimum landscaped greenbelt shall be provided along all internal streets in accordance with 90-64 of this Zoning Code.

(8) Parking Requirements. The required number of parking spaces for an Auto Plant Property shall comply with standards established within the Zoning Code. The parking space requirements may be reduced by up to 25%, as part of site plan approval, where the following condition is met:

(a) The applicant has provided a parking study, conducted by a qualified traffic engineer, that demonstrates that another standard would be more appropriate based on an actual number of employees, expected level of customer traffic, availability of transit, or actual counts at a similar establishment.

Parking spaces shall be at least 9 feet wide and 18 feet in depth.

(9) Additional Requirements.

(a) Except for required yards adjoining a public street, all required yards may be used for off street parking, loading or the outdoor storage of equipment, excluding supplies and inventory.

(b) Outdoor storage areas shall be screened from view from public streets by a six foot high opaque fence. To the extent possible, stored items shall not exceed the height of the fence.

(c) Dumpster areas shall be screened from view in accordance with section 90-58 of this Zoning Code.

(d) Signs shall be permitted as provided in the I-3 Restricted Industrial District.

(10) Waiver. The Planning Commission, with the concurrence of the City Council, may waive the requirements of subsections (6) & (7) above, under the following circumstances:

(a) The presence of existing natural vegetation provides suitable landscaping or screening.

(b) The building is LEED-NC silver certified/rated and proposed façade materials are compatible with surrounding buildings.

(c) There are architectural features or design standards incorporated into a proposed development plan that differ from the requirements of this section but that generally achieve the objectives of this section.

(d) For other good reasons where open space, special care of landscaping on areas adjacent to or across the street from residentially zoned or used property, the overall site design, special architectural features, or other unique aspects of the site plan might together be determined to comply with the general intent of this Section and merit such waiver.

Section 2. This ordinance shall be in full force and effect on the 12th day of October, 2010.

I hereby certify that the above-entitled Emergency Ordinance was adopted by the City of Wyoming at a regular session of the City Council held on the 4<sup>th</sup> day of October, 2010.

---

Heidi A. Isakson  
Wyoming City Clerk

Ordinance No. 9-10



MAYOR  
Jack A. Poll

AT-LARGE COUNCILMEMBER  
Sam Bolt

AT-LARGE COUNCILMEMBER  
Dan Burrill

AT-LARGE COUNCILMEMBER  
Kent Vanderwood

1ST WARD COUNCILMEMBER  
William A. VerHulst

2ND WARD COUNCILMEMBER  
Richard K. Pastoor

3RD WARD COUNCILMEMBER  
Joanne M. Voorhees

CITY MANAGER  
Curtis L. Holt

September 28, 2010

Ms. Heidi A. Isakson  
City Clerk  
Wyoming, MI

**Subject:** Request to amend Zoning Code Chapter 90 to regulate the redevelopment of industrial properties exceeding 85 acres in size and located within the I-2 General Industrial Zoning District.

**Recommendation:** To approve the subject Zoning Code amendment.

Dear Ms. Isakson:

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on September 21, 2010. Staff had the following comments:

In December 2009, the City Managers office, in cooperation with the Environmental Protection Agency sponsored redevelopment consulting firm E2 Inc., convened the Reuse Advisory Committee regarding the future potential of the retired General Motors Metal Fabrication Plant. The Committee was comprised of Federal, State and City representatives, along with General Motors Liquidators, The Right Place, industrial developers and realtors, and area vested interests, including citizens. The meeting focused on discussing Wyoming's reuse goals, identified reuse issues, challenges and opportunities, and how reuse planning activities could potentially support industrial redevelopment. Based on their knowledge and the direction from the prior meeting, in May 2010, E2 Inc. presented their reuse concept plans to the stakeholder committee. The Committee reviewed several alternatives and adopted the recommended concept plan (attached). The plan promotes the demolition and redevelopment of the property into a modern industrial park. Ideally, the redevelopment of the property would accomplish the following:

- Take full advantage of the existing highway and rail access.
- Utilize available water and sewer facilities.
- Utilize the existing area support businesses that were established to support the GM facility.
- Prevent the property from falling into blight.
- Provide an anchor for the surrounding area by supporting area

businesses.

- Create jobs for the City's skilled workforce.

It is acknowledged that the existing building may also be redeveloped to accommodate industrial uses. However, care must be taken to guard against uses that would contribute to the deterioration of the property. This concern would be compounded if such decline expanded to the surrounding area. To address these issues, the proposed Auto Plant Property Development ordinance was developed. It's developed to be applied exclusively to auto plant properties. The two applications would be the GM Stamping Plant and the Delphi Plant. As a text amendment, the application of these standards does not require the specific rezoning of the properties. The ordinance primarily specifies the following:

- Allows I-2 General Industrial permitted uses but not special use approvals.
- City Council approval is required for the development, redevelopment, improvement, reuse or demolitions on the property. A recommendation shall be provided from the Planning Commission. Site plans describing the reuse of the property are required.
- Enhanced architectural treatments shall be required adjoining public streets or residential areas. An architectural theme is required. A 60 foot building height is permitted.
- Reduced parking standards are provided to maximize development potential.
- Monument signs are required.

The Development Review Team suggested the Planning Commission recommend to the City Council the subject Zoning Code amendment.

There were no comments received at the public hearing. A motion was made by Weller, supported by Micele, to recommend to City Council the Zoning Code amendment as recommended by staff. After discussion, the motion carried unanimously. Additional explanation regarding this proposal may be obtained from the Planning Commission minutes of September 21, 2010.

Respectfully submitted,



Timothy Cochran, City Planner  
Planning and Development Department

cc: Curtis Holt, City Manager  
Rebecca Rynbrandt, Director of Community Services

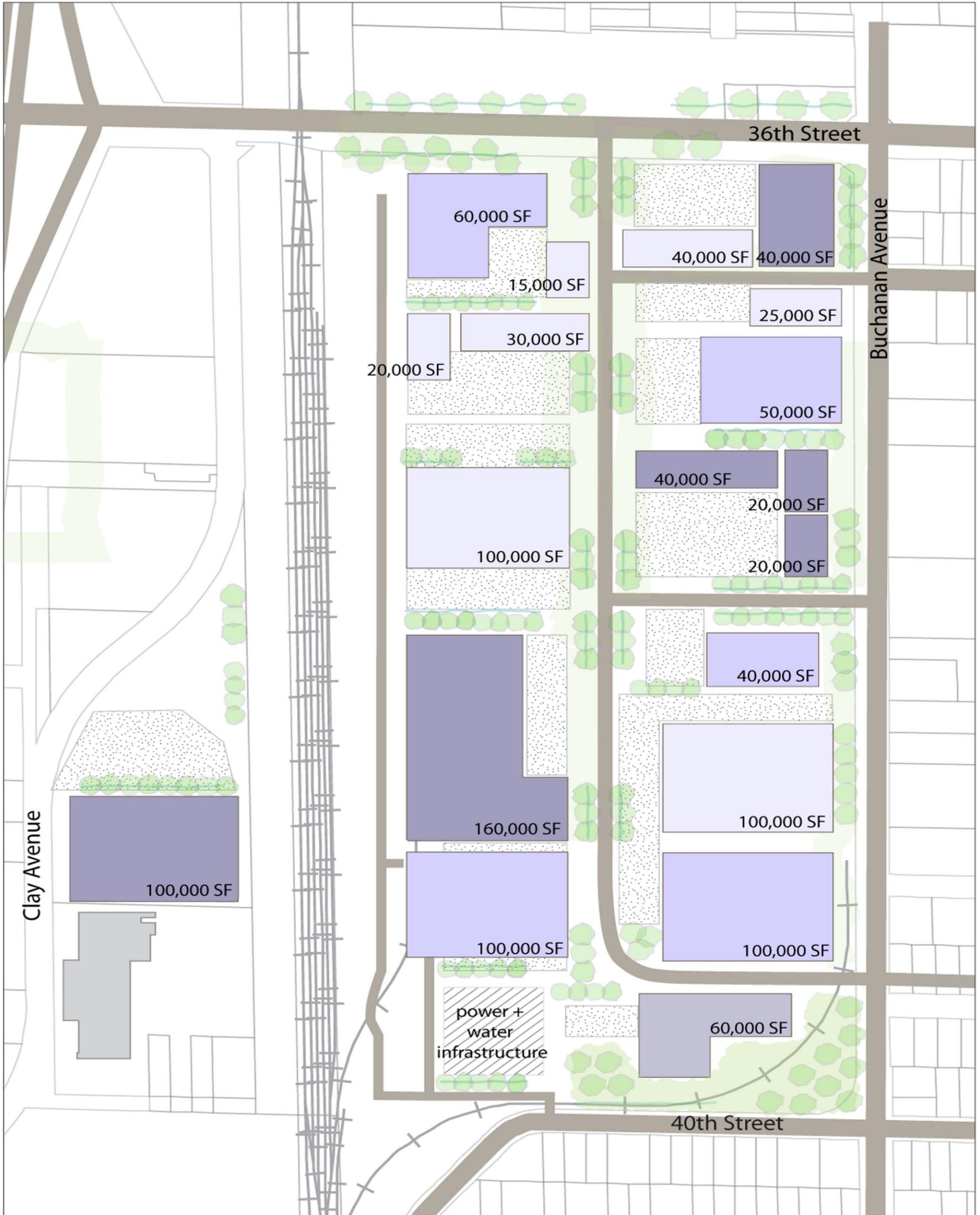
# GM STAMPING PLANT PROPERTIES



# Recommended Concept Plan

GM Stamping Plant, Wyoming, Michigan

May 20, 2010



Note: All measurements are approximate.

0 140 280 560 840 Feet

- |   |   |
|---|---|
|  Potential Phase I development   |  Parking                           |
|  Potential Phase II development  |  Natural drainage bioswale         |
|  Potential Phase III development |  Existing structure/infrastructure |



ORDINANCE NO. 10-10

AN ORDINANCE TO AMEND SECTION 90-32 OF THE CODE OF THE  
CITY OF WYOMING BY ADDING SUBSECTION (87) THERETO

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-32 of the Code of the City of Wyoming is hereby amended by adding Subsection (87) thereto, to read as follows:

- (87) To rezone Bayberry Market Place from PUD-1 Low Density Planned Unit Development to B-1 Local Business. The property is located at 5751 Byron Center Avenue, SW.

LEGAL DESCRIPTION:

Description of Property to be re-zoned from PUD-1 to B-1:

That part of the SE 1/4, Section 33, T6N, R12W, City of Wyoming, Kent County, Michigan, described as: Commencing at the SE corner of said Section 33; thence N01°10'18"W 1266.42 feet along the East line of said SE 1/4; thence S88°49'42"W 299.80 feet to the PLACE OF BEGINNING of this description; thence S88°49'42"W 228.00 feet; thence N01°10'18"W 669.98 feet; thence N88°49'42"E 220.30 feet; thence S01°10'18"E 253.40 feet; thence S19°10'22"E 55.32 feet; thence S01°10'18"E 361.80 feet to the place of beginning. Contains 3.46 acres.

Section 2. This Ordinance shall be in full force and effect the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

I hereby certify that the above-entitled Ordinance was adopted by the City of Wyoming at a regular session of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Heidi A. Isakson  
Wyoming City Clerk



MAYOR  
Jack A. Poll

AT-LARGE COUNCILMEMBER  
Sam Bolt

AT-LARGE COUNCILMEMBER  
Dan Burrill

AT-LARGE COUNCILMEMBER  
Kent Vanderwood

1ST WARD COUNCILMEMBER  
William A. VerHulst

2ND WARD COUNCILMEMBER  
Richard K. Pastoor

3RD WARD COUNCILMEMBER  
Joanne M. Voorhees

CITY MANAGER  
Curtis L. Holt

September 28, 2010

Ms. Heidi A. Isakson  
City Clerk  
Wyoming, MI

**Subject:** Request to rezone Bayberry Market Place from PUD-1 Low Density Planned Unit Development to B-1 Local Business. The property is located at 5751 Byron Center Avenue, SW.

**Recommendation:** To deny the subject rezoning.

Dear Ms. Isakson:

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on September 21, 2010. Staff had the following comments:

The subject property is fully developed. It comprises the rear multi-tenant commercial building behind the bank and two commercial outlots (A, B and C on the exhibit) fronting on Byron Center Avenue. The property is part of the Bayberry Farms PUD. The original 140 acre development includes the single family neighborhoods, condominiums, apartments, senior apartments and commercial area. All PUD-1 districts are limited by the Zoning Code to 10 acres with developments greater than 80 acres.

This commercial portion of the Bayberry Farms PUD extends from Bayberry Farms Drive to the north side of the Bayberry Market Place property. Commercial properties further to the north, extending past 56<sup>th</sup> Street, are zoned B-1 Local Business. Those properties were rezoned and developed to B-1 commercial (from the PUD open space and R-1 Single Family), following the development of the Bayberry Market Place. The relevant section of the zoning map is attached.

Commercial developments within the PUD-1 district are restricted to B-1 uses permitted by right. The PUD-1 district does not allow Special Approval Uses of the B-1 district. The petitioner desires to rezone the commercial building to potentially allow a B-1 Special Approval Use clothing consignment business within a leased space.

If the rezoning is approved, the petitioner must then request a Special Approval Use for the consignment store through a public hearing before the Planning Commission. Staff would be supportive of an upscale clothing consignment business in this area of Wyoming.

If the property were rezoned, it will no longer be part of the Bayberry Farms PUD. The petitioner, Mr. Spica, has agreed to enter into a binding agreement with the Bayberry Farms Associations to continue to pay dues.

The Development Review Team suggested the Planning Commission recommend to the City Council the subject rezoning, and that the petitioner reach an agreement with the Bayberry Farms Community and Condominium Association to continue to pay dues.

At the public hearing, four Bayberry Farms residents spoke on their desire for the petitioner to continue to pay dues. After the public hearing, a motion was made for denial, then postponement. Both motions were withdrawn after discussion. A motion was made by Postema, supported by Weller, to recommend to City Council approval of the rezoning. After discussion, the motion failed 4-5.

Additional explanation regarding this proposal may be obtained from the Planning Commission minutes of September 21, 2010.

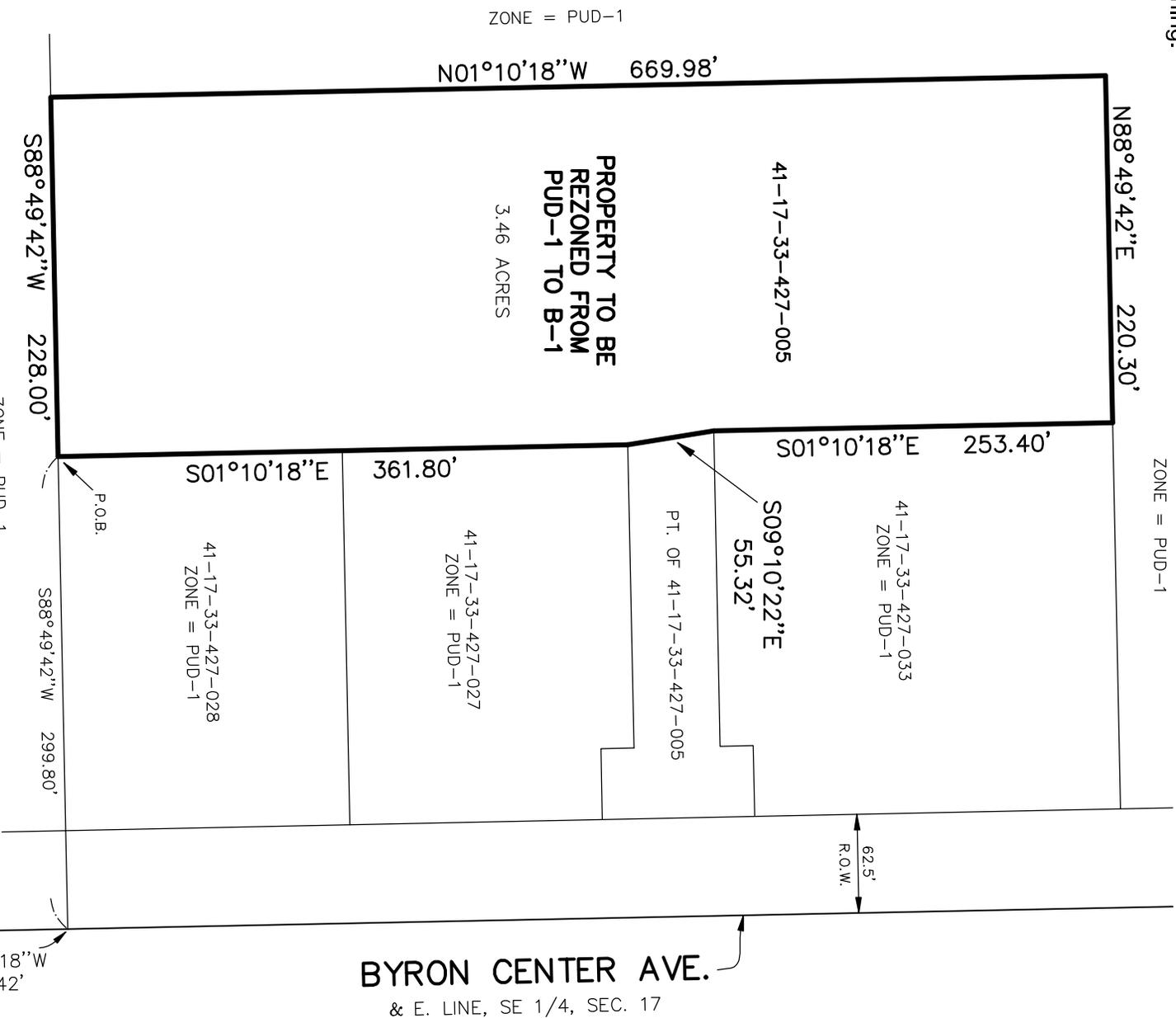
Respectfully submitted,

  
\_\_\_\_\_  
Timothy Cochran, City Planner  
Planning and Development Department

cc: Curtis Holt, City Manager  
Rebecca Rynbrandt, Director of Community Services

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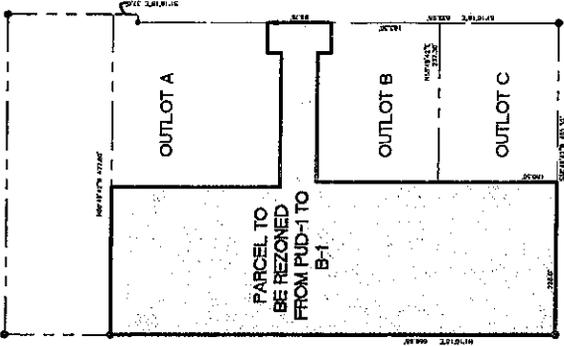
SCALE: 1" = 100'

Prepared by: Exxel Engineering, Inc.  
5252 Clyde Park Avenue, SW  
Grand Rapids, MI 49509

09/23/10 djr

P:\Projects\101521\Drawings\dwg\101521.dwg (REZONE)

BYRON CENTER AVE.  
& E. LINE, SE 1/4, SEC. 17



**KEY PLAN**  
 SCALE: 1"=80'

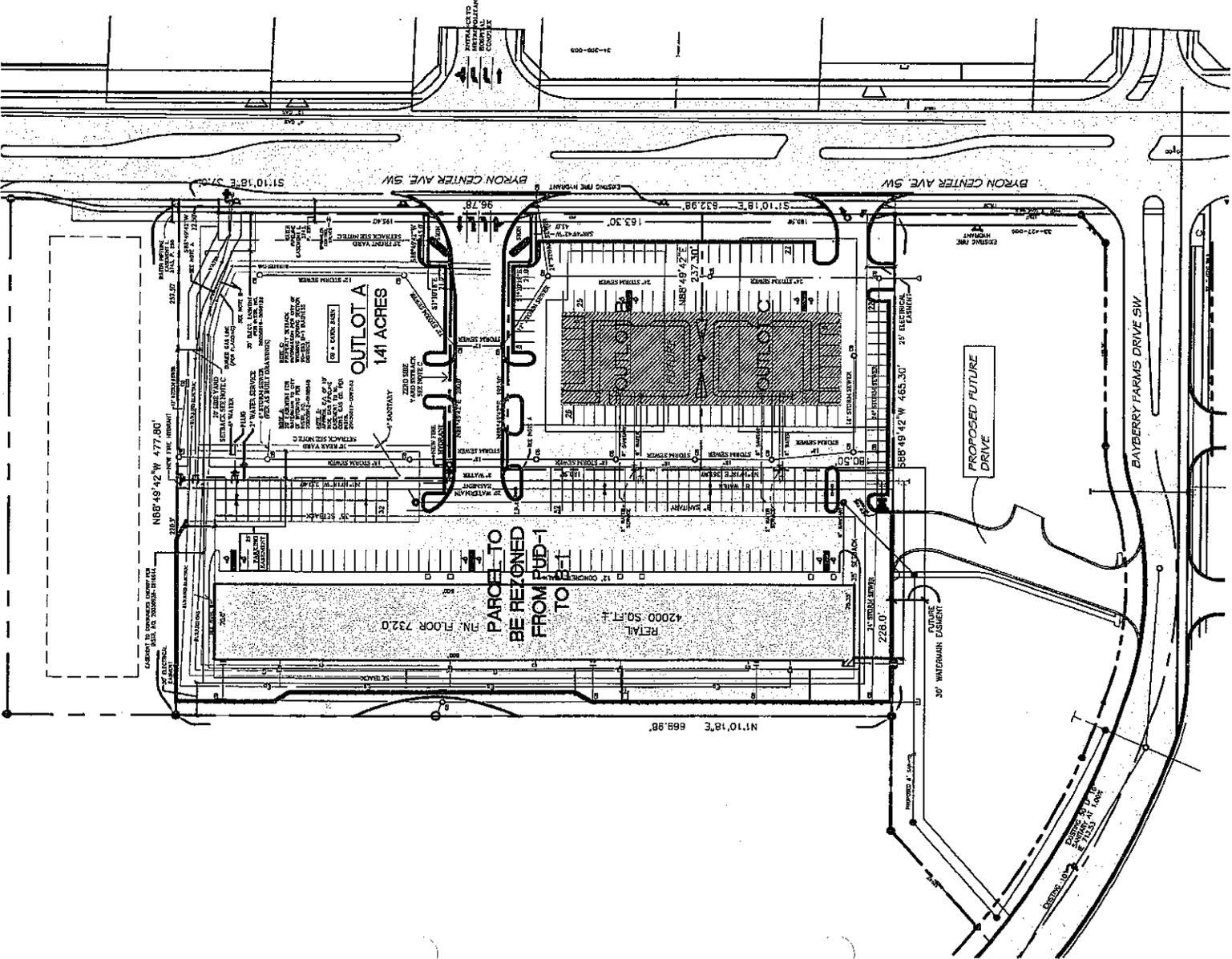
PARCEL TO BE REZONED

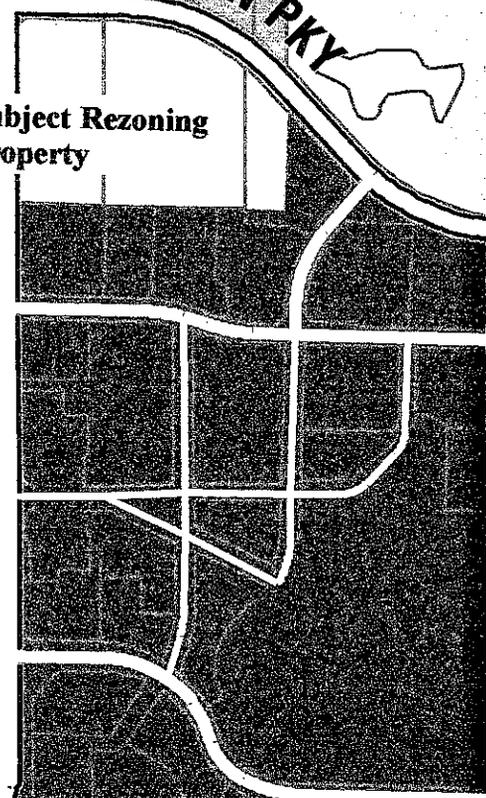
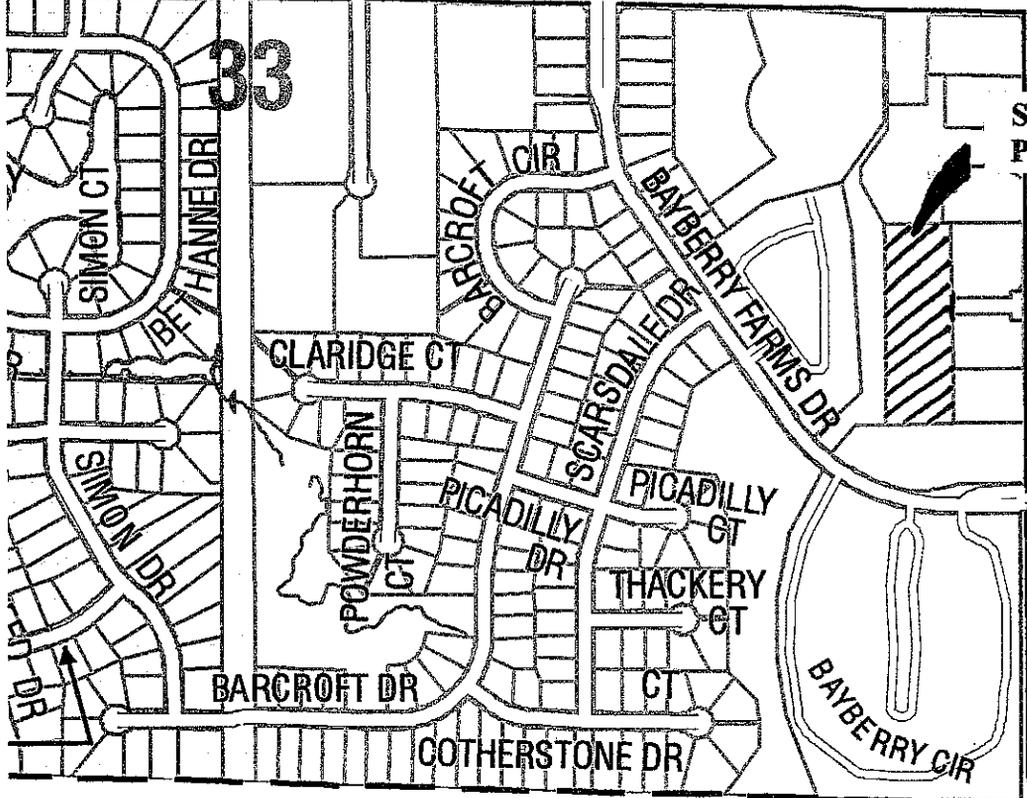
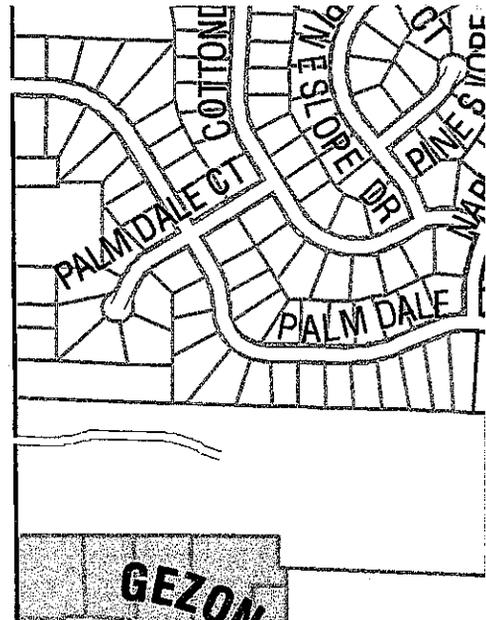
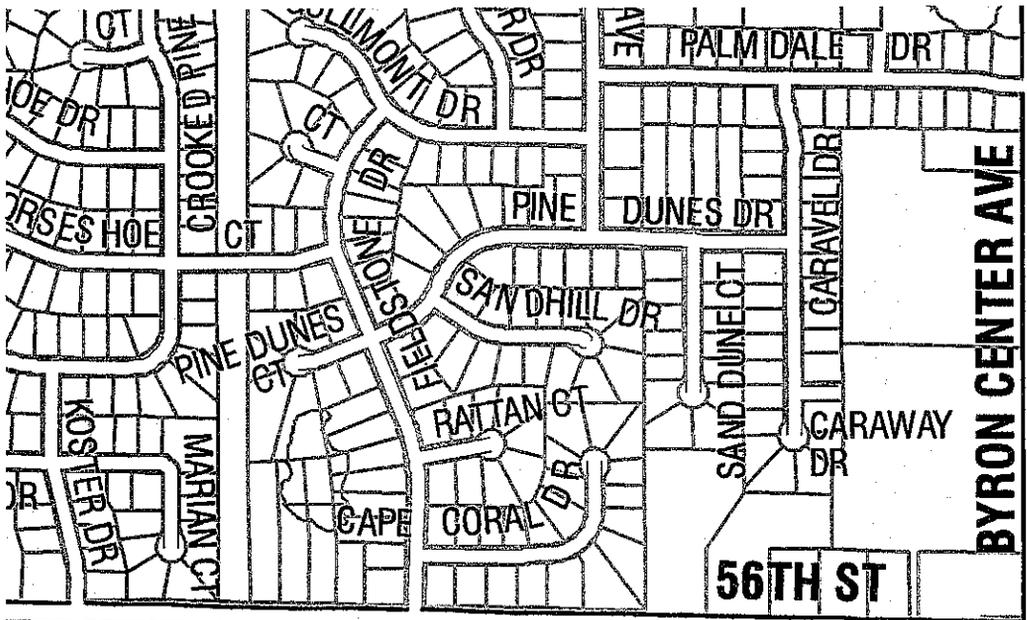
Permanent parcel number: 411733427025

Legal Description:

PART OF S 1/4 COM AT SE COR OF SEC TH N 1D 10M 16S W ALONG E SEC LINE 1266.42 FT TH S 88D 49M42S W 239.50 FT TO BEC OF THIS DEESC- TH S 88D 49M42S W 228.0 FT TH N 1D 10M 16S W 669.95 FT TH N 88D 49M42S E 220.30 FT TH S 1D 10M 16S E 253.40 FT TH N 88D 49M 42S E 200.0 FT TH N 1D 10M 16S W 21.0 FT TH N 88D 49M 42S E 45.0 FT TO W LINE OF BYRON CENTER AVE TH S 1D 10M 16S E ALONG W LINE OF SD AVE 96.78 FT TH S 88D 49M 42S W 45.0 FT TH N 1D 10M 16SW 21.0 FT TH S 88D 49M 42S W 192.30 FT TH S 1D 10M 16S E 361.90 FT TO BEC SEC 33 T9N R12W 3.80 A. SPLIT ON 01/06/2005 FROM 41-17-93-427-024

**SITE PLAN**  
 SCALE: 1"=40'





Subject Rezoning Property

Byron Township

2400