

# Southgate City Council Agenda

## Council Chambers

Wednesday July 5, 2017

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### 6:30pm **Work Study Session**

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1. Officials Reports
2. Discussions regarding agenda items.

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### 7:00 pm **Regular Meeting**

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#### *Pledge of Allegiance*

**Roll Call:** Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

**Minutes:**

1. Work Study Session Minutes dated June 21, 2017.
2. Regular City Council Meeting Minutes dated June 21, 2017.

#### **Scheduled Persons in the Audience:**

#### **Consideration of Bids:**

1. Memo from Administrator; Re: Improvements to Market Center Park Pavilion Page 2

#### **Scheduled Hearings:**

#### **Communications "A" –**

1. Memo from Administrator; Re: Class C Liquor License Page 10
2. Memo from Administrator; Re: Roy Szyndlar Contract Page 19
3. Memo from Administrator; Re: 14311 Kennebec Page 22
4. Memo from Administrator; Re: 2008 Zamboni Page 34
5. Memo from Administrator; Re: Chapter 694 Weeds Page 40

#### **Communications "B" – (Receive and File)**

#### **Ordinances:**

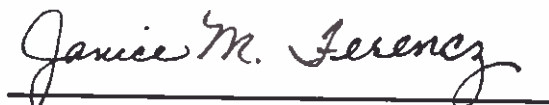
#### **Old Business:**

#### **New Business:**

#### **Unscheduled Persons in the Audience:**

**Claims & Accounts: Warrant # 1332 \$1,226,014.68**

#### **Adjournment:**



**Janice M. Ferencz, City Clerk**

**JOSEPH G. KUSPA**  
*Mayor*

**JANICE M. FERENCZ**  
*City Clerk*

**JAMES E. DALLOS**  
*Treasurer*



## City of Southgate

**NORMA J. WURLINGER**  
**MUNICIPAL BUILDING**

- CITY COUNCIL -

**JOHN GRAZIANI**  
*Council President*

**KAREN E. GEORGE**

**MARK FARRAH**

**BILL COLOVOS**

**DALE W. ZAMECKI**

**PHILLIP J. RAUCH**

**CHRISTOPHER P. ROLLET**

### Memorandum

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator 

**Date:** June 29, 2017

**Re:** Improvements to the Market Center Park Pavilion

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I have reviewed the information provided by Raymond Parker and David Angileri regarding the above referenced project and concur with their recommendation.

Therefore, the Administration respectfully requests the City Council approve the amended bid submitted by Cross Renovation of Garden City, MI in the amount of \$64,000.00 for the improvements to be made to the Market Center Park Pavilion. Funding for the improvements to the pavilion will come from the Michigan DNR Trust Fund, \$49,000.00 and the Southgate DDA, \$15,000.00.

If you have any questions about this matter, please contact Dustin Lent, Raymond Parker, David Angileri or me.

**Cc:** Mayor Joseph G. Kuspa  
David Angileri  
Dustin Lent  
Raymond Parker

**JOSEPH G. KUSPA**  
*Mayor*

**JANICE M. FERENCZ**  
*City Clerk*

**JAMES E. DALLOS**  
*Treasurer*



**City of Southgate**  
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**CHRISTOPHER P. ROLLET**

## **MEMORANDUM**

**TO:** The Honorable Mayor and City Council

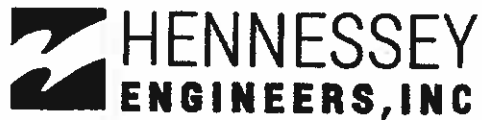
**FROM:** David Angileri, Assistant City Administrator/Finance Director 

**DATE:** August 10, 2016

**RE:** Recommendation for Market Center Park Pavilion Wing Addition

I have reviewed the above with Director of Parks and Recreation and the City Engineers and concur with their recommendation to award this bid to Cross Renovation, Garden City, Michigan, in the amount of \$64,000.00.

Funds will come from the State of Michigan DNR Trust Fund Grant of \$49,000 and matching funds of \$15,000 from the DDA for this project.



HENNESSEY ENGINEERS, INC

June 28, 2017

Dustin Lent, Parks and Recreation Director  
City of Southgate  
14400 Dix-Toledo Road  
Southgate, Michigan 48195

**Re: Pavilion Wing Addition for Market Center Park  
City of Southgate  
Hennessey Project 13069**

Dear Mr. Lent:

As you are aware, the City of Southgate opened bids on Tuesday, May 30, 2017 for the **Market Center Park Pavilion Improvements**. Attached is a copy of the bid tabulation.

Our office has reviewed the (1) one bid received from Cross Renovations of Garden City, Michigan with a revised bid of \$64,000. The bid has been approved by the DNR to award the contract to Cross Renovations. This project involves the addition of two wings to the existing pavilion along with LED lighting. Cross Renovations is familiar with this type of work and has provided us with references to justify their experience.

Therefore, based on the outcome of the bids, past experience and references provided, it is our recommendation to award the Market Center Park Pavilion Improvements project to **Cross Renovations** of Garden City, Michigan for \$64,000.

If you have any questions, or if additional information is necessary, please do not hesitate to call me at (734) 759-1600.

Very Truly Yours,

**HENNESSEY ENGINEERS, INC.**

By:

A handwritten signature in black ink that reads 'Raymond Parker'.

Raymond Parker, RA  
Project Architect

6/28/2017

Enclosure

cc: Honorable Mayor Joseph Kuspa and Councilmembers of the City of Southgate  
Brandon Fournier, City Administrator, City of Southgate  
Dave Angileri, Finance Director, City of Southgate  
John J. Hennessey, P.E., Vice-President, Hennessey Engineers, Inc.  
Mark Gaworecki, Project Manager, Hennessey Engineers, Inc.

File B.3

**BIDDERS LIST**

**City of Southgate, County of Wayne**

**Market Center Park Pavillion Improvements**

**HEI Project No: 13049**

**BID DATE: May 30, 2017**

<b>Company</b>	<b>Bid Amount</b>	<b>Inspection Days</b>	<b>Bid Bond</b>
Cross Renovation	<u>79,777<sup>00</sup></u>	<u>                    </u>	<u>  4  </u>

*M. Hensler 5/30/17*  
*Mark F. [Signature] 5/30/17*



34133 Schoolcraft Road  
Livonia, MI 48150  
Office: (734) 286-2244  
Fax: (734) 943-6212  
[www.crossrenovation.com](http://www.crossrenovation.com)

June 13th, 2017

Attn: Raymond Parker  
Hennessey Engineers, Inc.  
13500 Reek Road  
Southgate, MI 48195

Re: City of Southgate  
Market Center Pavilion Improvements

Ray,

Cross Renovation proposes the following value engineering options to the original base bid scope of work on the City of Southgate Market Center Pavilion Improvements project in an effort to reduce costs and bring our Bid to a total cost of \$64,000.00

1. Deduct installation of footings, as footings have already been placed on site as part of the previous pavilion project.
2. Modify the wing structures to include only (2) columns on each side, for a total of (4) new columns, to be placed on existing footings. In lieu of the additional (4) columns we propose to connect the new wings to (2) existing columns on each side of the existing pavilion structure.
3. Electrical work to be provided by Riney Electric at a cost of \$1,500.00 to be paid by Cross Renovation, Inc.

Sincerely,

Cross Renovation, Inc.

Michael Butcher

A Stark Enterprises Company



34133 Schoolcraft Road  
Livonia, MI 48150  
Office: (734) 286-2244  
Fax: (734) 943-6212

## Project References

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**Date:** June 22nd, 2017  
**Submitted To:** Hennessey Engineers  
**ATTN:** Mr. Raymond Parker  
**Project:** City of Southgate  
Market Center Pavilion

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- 1) **Project Name:** Claude Allison Park Pavilion  
**Customer:** Redford Township  
**Contact:** Mr. John Selmi  
**Phone:** 313-387-2641  
**Description:** Demolition of existing park concession building including removal of existing concrete slab and foundations. Rerouting of underground utilities to suit new building layout. Ground up construction of new concession building/restroom structure including timber framed pavilion. All new mechanical, electrical and plumbing throughout the space as well as resurfacing of affected areas of asphalt surrounding the building.  
**Contract:** \$320,000.00  
**Completed:** September 2016
  
- 2) **Project:** Shore Park Pavilion  
**Customer:** City of Novi  
**Contact:** Mr. Chris Schmidt (Architect, Owners Rep)  
**Phone:** 517-204-0088



- Description: Ground up construction of new timber framed park pavilion / restroom structure. Project included all new underground utilities to service the building, all new mechanical, electrical and plumbing throughout. All new finishes throughout the building as well as new landscaping on the exterior.
- Contract: \$430,000.00
- Completed: September 2016
- 3) Project Name: Lakeshore Pavilion  
Customer: City of Novi  
Contact: Mr. Brandon McCullough  
Phone: 248-347-0532  
Description: Ground up construction of a new 600 square foot park pavilion. Project includes site preparation, pouring of new concrete foundations and pad, directionally power of electrical service & installation of new GFIs to service the pavilion. Structure is a glulam timber structure with 2x6 tongue and groove decking and includes a new standing seam metal roof.
- Approximate Value: \$80,000.00  
Completed: May 2017
- 4) Project Name: Southgate Schools Administrative Offices  
Customer: Southgate Schools  
Contact: Raymond Parker, Architect  
Phone: 734-759-1600  
Description: Interior build out of existing space to house new school administrative offices. Project included new layout, all new MEPS, as well as new finishes throughout the space.
- Approximate Value: \$75,000.00  
Completed: 2012
- 5) Project Name: Southgate Banquet Center Restrooms  
Customer: City of Southgate  
Contact: Raymond Parker, Architect  
Phone: 734-759-1600  
Description: Interior renovation of (2) existing Restroom facilities.
- Approximate Value: \$50,000.00  
Completed: 2013

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



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MUNICIPAL BUILDING

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PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

**Date:** June 28, 2017

**Re:** Class C Liquor License

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Roger Roels, through his attorneys, has applied to the Michigan Liquor Control Commission for permission to transfer his Class C Liquor License and Banquet Permit from 17099 Champagne, Allen Park to Market Center Park, 13691 Eureka Road.

Attached please find the required documents for your consideration.

The Administration respectfully requests your approval of this matter.

**Cc:** Mayor Joseph G. Kuspa  
David Angileri  
Brandon Fournier



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

**Notice of Deficiency – Withholding Investigation**  
(Authorized by R436.1103 (2) & MCL436.1529)

June 3, 2017

Michael Thomas, Attorney  
c/o Riverside Banquet Center, Inc.  
mthomas@sjrlaw.com

Request ID #904811

Re: New Banquet Facility Permit Located at 13691 Eureka Rd, Southgate, MI 48195-1332; New Sunday Sales Permits (AM) & (Pm); New Outdoor Service Area; New Dance-Entertainment Permit

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**Investigation of your application is being withheld until you send the items listed below:**

- Local Government Approval – Form LCC-106 and requires a recommendation for new Banquet Facility at 13691 Eureka Rd, Southgate, MI 48195-1332
- Diagram

Administrative rule R 436.1103(2) requires that “an applicant for a license shall provide the commission or representative of the Commission, all information necessary for investigation and processing of the application.”

To check the status of your request, visit [www.michigan.gov/lcc](http://www.michigan.gov/lcc) and click on “Online Services”. Scroll down to Liquor Control Commission and click on “Online Status Check.” Enter your request id number (RID) to check on your application 24 hours a day.

To obtain forms visit [www.michigan.gov/lcc](http://www.michigan.gov/lcc) and click on “forms” then “licensing”; this will take you to the “General Licensing Forms” page. Here you will be able to download licensing forms to assist you with your application.

**Return a copy of this notice with the documents/fees requested so it can be joined to your request.**

All information can be mailed to the address listed at the bottom of this page, faxed to Licensing Division at (517) 763-0059 or (517) 763-0063. **However if fees are accompanying this request, then you must fax the fees and documents to (517) 373-4202 (Secured Fax Line for Revenue Services)** Please contact the Licensing Division at 866-813-0011 if you have questions.

bls  
cc: Riverside Banquet Center, Inc.

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Page**

DIRECTOR  
OF PUBLIC SAFETY  
JEFFREY M. SMITH

CHIEF  
BRETT D. SELBY

ADMINISTRATION  
(734) 258-3062

FAX: (734) 254-0540



# City of Southgate Police Department

14710 REAUME PARKWAY  
CIVIC CENTER  
SOUTHGATE, MICHIGAN 48195  
(734) 258-3060

INVESTIGATIVE  
BUREAU  
(734) 258-3064

ORDINANCE  
OFFICER  
(734) 258-3036

FAX: (734) 248-1381

June 27, 2017

Southgate City Council  
14400 Dix-Toledo  
Southgate, MI 48195

Request ID# Liquor Control Commission Application

Request ID# 904811

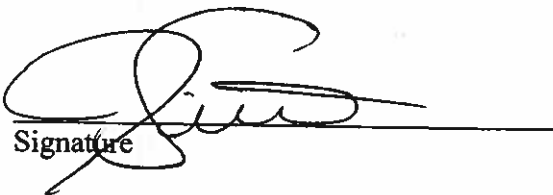
RE: TRANSFER PERMIT LOCATION OF CLASS C LICENSE. RIVERSIDE BANQUET CENTER LOCATED AT 13691 EUREKA ROAD, SOUTHGATE, MI 48195.

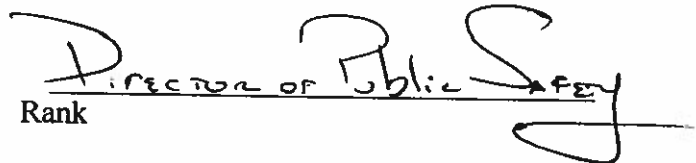
Dear Ladies and Gentlemen:

Please be advised that an investigation has been conducted, and we have no objection to granting this request.

This proposed location meets all appropriate state and local building, plumbing, zoning, fire, sanitation, and health laws and ordinances.

Respectfully,

  
Signature

  
Rank

# City of Southgate

14400 Dix-Toledo  
Southgate, MI 48195  
(734) 258-3010

Date: 6-23-2017

TO: Southgate Police Department

FROM: Southgate Fire Department

RE: LIQUOR CONTROL COMMISSION APPLICATION  
Request ID#904811

TRANSFER PERMIT LOCATION OF CLASS C LICENSE. RIVERSIDE BANQUET CENTER  
LOCATED AT 13691 EUREKA ROAD, SOUTHGATE, MI 48195.

The above establishment currently complies with all codes, ordinances, and standards  
enforced by the Southgate Fire Department.

  
Fire Marshal

Return this completed form to the Southgate Police Department, Detective Bureau. Your  
application will **NOT** be processed unless all codes are complied with and this signed  
form is returned.

# City of Southgate

14400 Dix-Toledo  
Southgate, MI 48195  
(734) 258-3010

Date: 6-27-17

TO: Southgate Police Department

FROM: Southgate Building Department

RE: LIQUOR CONTROL COMMISSION APPLICATION  
Request ID# 904811

TRANSFER PERMIT LOCATION OF CLASS C LICENSE. RIVERSIDE BANQUET CENTER  
LOCATED AT 13691 EUREKA ROAD, SOUTHGATE, MI 48195.

The above establishment currently complies with all appropriate state and local building,  
plumbing, zoning, fire, sanitation and health laws and ordinances.

  
Building Department Director

Return this completed form to the Southgate Police Department, Detective Bureau. Your  
application will **NOT** be processed unless all codes are complied with and this signed  
form is returned.

# City of Southgate

14400 Dix-Toledo Highway  
Southgate, Michigan 48195  
(734) 258-3010

Date: July 27, 2017

TO: Southgate Police Department

FROM: The Office of the City Treasurer

RE: Liquor Control Commission Application  
Request ID# 904811

TRANSFER PERMIT LOCATION OF CLASS C LICENSE. RIVERSIDE BANQUET CENTER LOCATED AT 13691 EUREKA ROAD, SOUTHGATE, MI 48195.

The above establishment does not currently have any delinquent taxes:

Real Property Parcel # no real property

Personal Property Parcel # no personal property assessed

Suzanne Blanton  
Deputy City Treasurer

Return this completed form to the Southgate Police Department/Detective Bureau.  
Your application will **NOT** be processed unless this signed form is returned.





Michigan Department of Licensing and Regulatory Affairs  
 Liquor Control Commission (MLCC)  
 Toll Free: 866-813-0011 • [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

Business ID: \_\_\_\_\_  
 Request ID: \_\_\_\_\_  
 (For MLCC use only)

**Local Government Approval**  
 (Authorized by MCL 436.1501)

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ meeting of the \_\_\_\_\_ council/board  
(regular or special) (township, city, village)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from \_\_\_\_\_  
(name of applicant)

for the following license(s): \_\_\_\_\_  
(list specific licenses requested)

to be located at: \_\_\_\_\_

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
 council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (township, city, village)

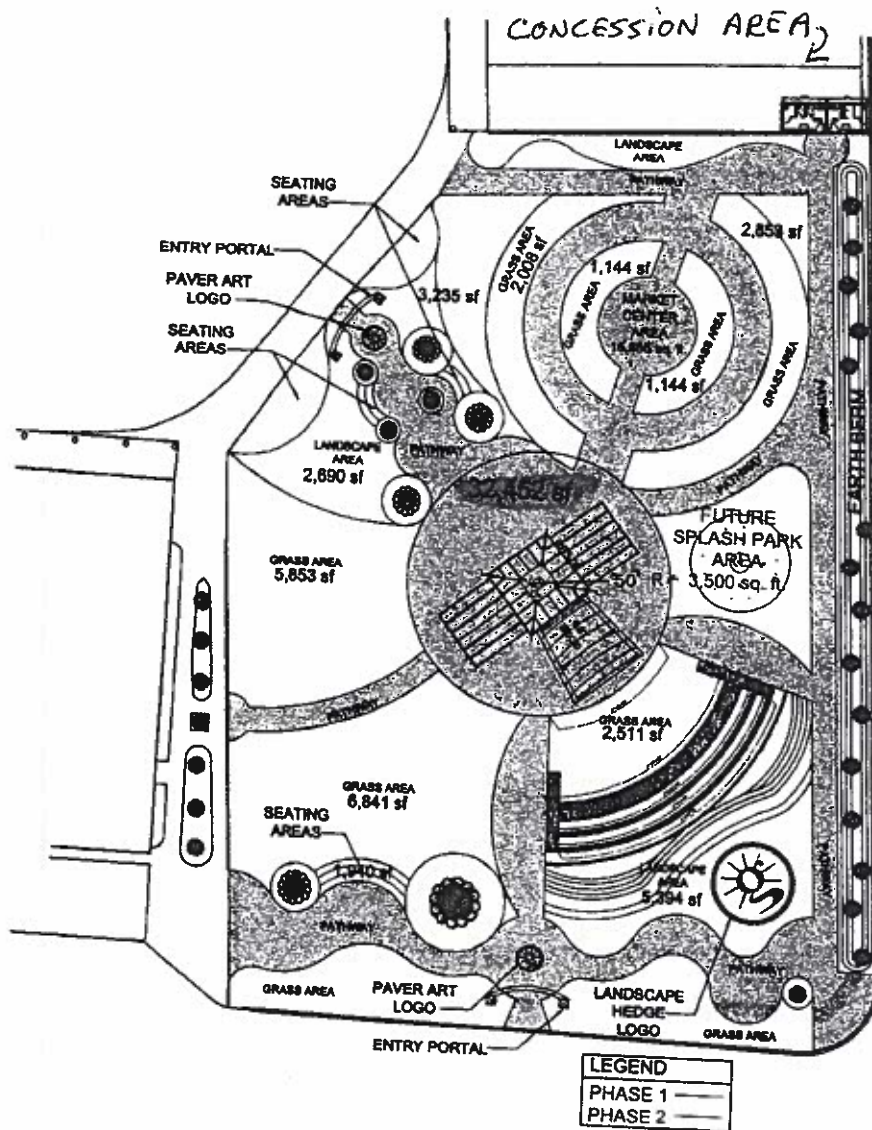
Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:  
 Michigan Liquor Control Commission  
 Mailing address: P.O. Box 30005, Lansing, MI 48909  
 Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933  
 Fax to: 517-763-0059



INDICATES 5ft. iron fence

JOSEPH G. KUSPA  
Mayor

JANICE M. FERENCZ  
City Clerk

JAMES E. DALLOS  
Treasurer



**City of Southgate**  
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MUNICIPAL BUILDING

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CHRISTOPHER P. ROLLET

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

**Date:** June 29, 2017

**Re:** Roy Szyndlar Contract

---

Roy Szyndlar's contract expires tomorrow. The Administration and Mr. Szyndlar are interested in extending it 6 months. Mr. Szyndlar and his employees have done a very good job over the many years he has had the contract with the City for the maintenance of the City's golf course. The net increase of approximately \$7,000.00 will be paid for through the Golf Course Fund. The two (2) part time employees the City assigns to assist Mr. Szyndlar will be assigned to other tasks at the Parks & Recreation Department.

The Administration respectfully requests the contract with Roy Szyndlar, LLC be extended from July 1, 2017 to December 31, 2017.

If you have any questions regarding this matter, please contact Dustin Lent, David Angileri or me.

**Cc:** Mayor Joseph G. Kuspa  
David Angileri  
Dustin Lent

**JOSEPH G. KUSPA**  
*Mayor*

**JANICE M. FERENCZ**  
*City Clerk*

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**City of Southgate**  
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**PHILLIP J. RAUCH**

**CHRISTOPHER P. ROLLET**

**MEMORANDUM**

**TO:** The Honorable Mayor and City Council

**FROM:** David Angileri, Assistant City Administrator/Finance Director 

**DATE:** June 28, 2017

**RE:** Recommendation for 6 month extension to Roy Szyndlar LLC contract

I have reviewed the above with Parks & Recreation Director and concur with his recommendation to extend this contract for six months.

Funds will come from the Golf Course Fund for this contract.

**David Angileri**

---

**From:** Dustin Lent  
**Sent:** Wednesday, June 28, 2017 2:07 PM  
**To:** John Zech; David Angileri  
**Subject:** Roy Szyndlar's Contract

Roy Szyndlar's Contract:

I recommend extending Roy's Contract for 6 months. This additional 6 months will help us get to the end of the golf season before having to look for a replacement in the middle of the season. In order to make this happen Roy will be hiring an additional staff member under his company's LLC. This additional cost will be approximately \$12,500 to Roy's contract passed on to the city. In turn the city will not send over two workers this summer for 24hrs per week for 12 weeks. This cost of approximately \$5,500 will be saved to help offset the \$12,500 increase. Once the season is over we will explore all options related to the golf course.

Thanks,

*Dustin Lent*

**City of Southgate**

Parks & Recreation Director

Direct: 734-258-3032

Office: 734-258-3035

[www.southgaterec.com](http://www.southgaterec.com)

JOSEPH G. KUSPA  
Mayor

JANICE M. FERENCZ  
City Clerk

JAMES E. DALLOS  
Treasurer



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NORMA J. WURLINGER  
MUNICIPAL BUILDING

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CHRISTOPHER P. ROLLET

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

**Date:** June 28, 2017

**Re:** 14311 Kennebec

---

The Dangerous Buildings Board held a meeting on June 20, 2017 to discuss the house located at 14311 Kennebec because this structure has been a subject of discussion for the Board for over a year. At its February 21, 2017 meeting, Martin Snarski appeared before the board representing his father, Raymond Snarski, who had recently passed away. Mr. Snarski asked the board for some time to evaluate the situation, as he said he wasn't aware of the fact that his father owned the house on Kennebec. The Board unanimously agreed to give him some time. On June 20<sup>th</sup> Mr. Snarski did not appear and has not been in contact with the City. I have attached a copy of the receipt that indicates Mr. Snarski received notice of the June 20<sup>th</sup> meeting.

The Board voted unanimously at their June 20<sup>th</sup> meeting to recommend to the City Council that they take the necessary steps to demolish or otherwise make the structure located at 14311 Kennebec safe. Therefore, the Administration respectfully requests the City Council schedule a Public Hearing to be held at its regular meeting of August 2, 2017 to consider this matter. At the Public Hearing the Administration will present an outline of the numerous code violations concerning 14311 Kennebec.

If you have any questions, please contact Robert Casanova or me.

**Cc:** Mayor Joseph G. Kuspa  
Robert Casanova



## City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING  
14400 DIX-TOLEDO ROAD, SOUTHGATE MICHIGAN 48195  
PHONE: (734) 258-3027  
FAX: (734) 281-6670  
[www.southgatemi.org](http://www.southgatemi.org)

June 23, 2017

The Honorable City Council  
14400 Dix-Toledo  
Southgate, MI 48195

Dear Council Members

The City of Southgate Building and Housing Code, Section 1460.09 (attached) states, "If an owner, agent or party in interest fails to appear at a hearing or neglects or refuses to comply with the order provided for in Section 1460.08, the Dangerous Buildings Board shall file a report of its findings and a copy of its order with Council and request that the necessary action be taken to demolish or otherwise make safe the building or structure."

The Dangerous Buildings Board is hereby submitting the following findings regarding the single family residence located at 14311 Kennebec and respectfully request that a Public Hearing be held.

At a meeting held on June 20, 2017, the following motion was approved (minutes attached).

Motion by Robert Hines, supported by Don Vaccarelli that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.



The Honorable City Council  
June 23, 2017  
Page Two

The Dangerous Buildings Board respectfully requests the City Council to take the necessary action against the owner(s), of the single family residence located at 14311 Kennebec, in making this a safe structure.

Respectfully submitted

*Robert Hines*  
Robert Hines  
Dangerous Buildings Board

*James Leininger*  
James Leininger  
Dangerous Buildings Board

Donald Vaccarelli  
Dangerous Buildings Board

*Donald Vaccarelli*

Pc: Martin Snarski  
Mayor  
City Administrator ✓  
Director of Public Safety  
Fire Chief  
Police Chief  
Director Public Services  
City Attorney

bmm

Attachments



DANGEROUS BUILDINGS BOARD

MINUTES

15041 DIX-TOLEDO

June 20, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Ed Zelenak, City Attorney, Robert A Casanova, Building Inspections Director, Mrs. Park, Joe Van Esley, Broker, Michelle Gendron, and Bernadette Moore, Secretary.

The meeting was called to order at 3:45 p.m. with the Dangerous Buildings Board secondly considering the commercial business located at 15041 Dix-Toledo.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Hines presented a real estate listing for the property with an asking price of \$1,350,000.

Joe Van Esley stated that they already have received an offer and there is other interest in the property. He has contacted the DEQ and environmental consultants; reports indicate that some tanks have been removed and others have not. He has also been in contact with Mr. Phillip Mendis, owner of Southgate Collison, 15049 Dix-Toledo, regarding his property that is for sale. Joe Van Esley requested additional time for his client to get the property sold.

Jim Leininger asked how much additional time would be needed.

Joe Van Esley stated that it was a 6 month listing with 4 months left and 4 months is the amount of time requested.

Discussion took place regarding selling the property as is versus taking care of property maintenance and remediation issues.

Dangerous Buildings Board  
15041 Dix-Toledo  
June 20, 2017  
Page Two

Robert Hines stated that he had numerous concerns regarding the premises. There is brush and debris behind the building that was requested to be cleaned up at the March 21<sup>st</sup> meeting and is still not taken care of. The bottom of the bathroom door is rotten and open several inches and leaves room for rodent entry. The ceiling by the heater is missing. Also a piece of ceiling, in the bay area, that is approximately 12' long has been cut out. The rear door to the service area is not sealed; daylight can be seen around it. There are birds nesting in the gas pump canopy and roof.

Robert Hines asked Mrs. Park what she will do to remedy these issues.

Mrs. Park responded that she will go by the gas station and take a look at these issues.

Bob Casanova recommended giving the owner 60 days to fix property maintenance issues and proceed in the selling of the property.

Joe Van Esley requested to set up a meeting with the Code Enforcement Officer and the Building Inspections Director at the site to discuss property maintenance issues.

The meeting was arranged for Tuesday, June 27 at 3:00 p.m.

Motion by Robert Hines supported by Don Vaccarrelti that the Dangerous Buildings Board gives an additional 21 days (July 11, 2017) to make the property safe and secure, and clean up all debris. In addition, to give an additional 90 days to proceed with the selling of the property and to come back to the Dangerous Buildings Board with a solid plan for moving forward, or demolish, or the Dangerous Buildings Board will file a report of its findings with the City Council. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

The Dangerous Buildings Board will reconvene on Tuesday, September 19, 2017 at 3:30 p.m. in the Council Caucus Room at the City Hall Building, 14400 Dix-Toledo, Southgate, Michigan.

Meeting adjourned at 4:35 p.m.

Respectfully submitted  
Bernadette M. Moore

DANGEROUS BUILDINGS BOARD

MINUTES

14311 KENNEBEC

June 20, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Ed Zelenak, City Attorney, Robert A Casanova, Building Inspections Director, Mrs. Park, Joe Van Esley, Broker, Michelle Gendron, and Bernadette Moore, Secretary.

The meeting was called to order at 3:45 p.m. with the Dangerous Buildings Board first considering the residence located at 14311 Kennebec.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Hines noted that no one was present to represent this residence. He asked if Martin Snarski had made any contact with the City. The response was not at all.

Motion by Robert Hines, supported by Don Vaccarelli that the Dangerous Buildings Board file a report of its findings with the City Council and request that the necessary action be taken to demolish or otherwise make safe the structure. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

Meeting adjourned at 4:35 p.m.

Respectfully submitted  
Bernadette M. Moore

DANGEROUS BUILDINGS BOARD

MINUTES

14311 KENNEBEC

March 21, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Robert A Casanova, Building Inspections Director, Karen George, 12265 Manor, Martin Snarski, Tien Park and Bernadette Moore, Secretary.

The meeting was called to order at 3:34 p.m. with the Dangerous Buildings Board first considering the residence located at 14311 Kennebec.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Hines expressed the Boards condolences to Martin Snarski.

Martin Snarski explained to the Board what had happened to his father. He stated that his family has not started the process of Probate Court. He informed the Board that it was his families intention to bring the residence up to code and then to sell it. He asked about the building permit for the foundation?

Robert Casanova stated that the residence is currently on piers and that a foundation needs to be placed under the residence.

Martin Snarski stated that he is in the process of looking at the cost of bringing the residence up to code, paying back taxes, and figuring out what the home would be worth after renovations.

Robert Casanova gave him a copy of the assessment sheet on the property. Bernadette Moore gave him a copy of the Wayne County taxes.

Dangerous Buildings Board  
14311 Kennebec  
March 21, 2017

Robert Hines asked if a death certificate was on file. Bernadette Moore stated yes, that one was provided for the file.

John Zech suggested to Martin that he should also consider looking into demolishing the residence, and marketing the lot; that this may be a more viable option.

Robert Casanova suggested to the Board that 90 days be given to the family of Raymond Snarski to get their father's business in order and consider their options with the residence.

Motion by Jim Leininger seconded by Don Vaccarrelli to give an additional 90 days to bring the structure up to the 2012 International Property Maintenance Code, or demolish, or the Dangerous Buildings Board will file a report of its findings with City Council. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

The Dangerous Buildings Board will reconvene on Tuesday, June 20, 2017 at 3:30 p.m. in the Caucus Room at the Norma J. Wurmlinger Building, 14400 Dix-Toledo to consider why this dangerous structure should not be ordered to be demolished.

Meeting adjourned at 4:21 p.m.

Respectfully submitted  
Bernadette M. Moore

DANGEROUS BUILDINGS BOARD

MINUTES

14311 KENNEBEC

February 21, 2017

Present: Robert Hines, Dangerous Buildings Board, Jim Leininger, Dangerous Buildings Board, Don Vaccarelli, Dangerous Buildings Board, John Zech, City Administrator, Robert A Casanova, Building Inspections Director, Ed Zelenak, City Attorney, John C. Byers, 13024 Leroy, Karen George, 12265 Manor, Michael O'Leary, Lola O'Leary, 13036 Leroy and Bernadette Moore, Secretary.

The meeting was called to order at 3:30 p.m. with the Dangerous Buildings Board first considering the residence located at 14311 Kennebec.

Roll call was taken: Robert Hines, Jim Leininger and Don Vaccarelli present to constitute a quorum.

Robert Casanova stated that he had received a phone call from Martin Snarski, Raymond Snarski's son, who stated that his father had passed away on February 14, 2017 and that he was unaware that his father owned this property. Martin Snarski is asking for a continuance from the Dangerous Building Board so that he can get his father's business in order.

Robert Hines stated that he had visited the residence and that there was a posting on the front door with someone else's name on it. Bernadette Moore stated she would visit the premises and get information on the posting.

Ed Zelenak stated that he recommended granting a continuance.

Robert Casanova requested the Dangerous Buildings Board to ask the family for a copy of the death certificate for the record.

Dangerous Buildings Board  
14311 Kennebec  
February 21, 2017

Motion by Jim Leninger supported by Don Vaccarelli that the Dangerous Buildings Board give an additional 30 days to bring the structure up to the 2012 International Property Maintenance Code, or demolish, or the Dangerous Buildings Board will file a report of its findings with the City Council. The Dangerous Buildings Board also requests a copy of the death certificate from the family of Raymond Snarski, for the record. The owner will be notified with a copy of the minutes of this meeting by Certified Mail. Motion carried.

The Dangerous Buildings Board will reconvene on Tuesday, March 21, 2017 at 3:30 p.m. in the Caucus Room at the Norma J. Wurmlinger Building, 14400 Dix-Toledo to consider why this dangerous structure should not be ordered to be demolished.

Meeting adjourned at 4:04 p.m.

Respectfully submitted  
Bernadette M. Moore

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Martin Snarski  
 215 Oak Street  
 East China Twp., MI 48054



9590 9402 1898 6104 7716 33

2. Article Number (Transfer from service label)

7008 0150 0000 2045 4819

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Martin Snarski*

- Agent
- Addressee

B. Received by (Printed Name)

MARTIN SNARSKI

C. Date of Delivery

4-17

- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here  
*KR*  
 3/24/17

Sent To: Martin Snarski  
 Street, Apt. No., or PO Box No.: 215 Oak Street  
 City, State, ZIP+4: East China Twp., MI 48054

PS Form 3800, August 2005 See Reverse for Instructions



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raymond Snarski  
 39140 Prentiss  
 Harrison Twp., MI 48045

2. Article Number  
 (Transfer from service label)

7005 3110 0003 6359 2298

PS Form 3811, February 2004

Domestic Return Receipt

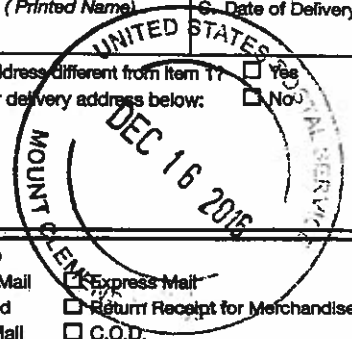
102595-02-M-154C

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ G. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No



3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7005 3110 0003 6359 2298

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To		Raymond Snarski
Street, Apt. No. or PO Box No.		39140 Prentiss
City, State, ZIP		Harrison Twp., MI 48045

PS Form 3800, June 2002 See Reverse for Instructions

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



## City of Southgate

NORMA J. WURLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

### Memorandum

To: Honorable City Council Members

From: John J. Zech, City Administrator

Date: June 28, 2017

Re: 2008 Zamboni

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The City has 2 Zambonis. One is a 1989 vehicle and the other is a 2005 model. The 1989 is the back up to the 2005. The 2005 is in need of some significant repairs. C&S Ice Resurfacing Services, Inc. is the contractor the City has been working with for many years. They have provided Robert Tarabula with an estimate for the repairs, which is \$8,725.08. As the estimate exceeds the City Charter limit of \$2,500.00, Mr. Tarabula has asked the City Council to waive the bid requirement. I concur with his recommendation, as the City has been well served by this contractor for a long time.

If you have any questions about this matter, please contact, Mr. Tarabula, Dustin Lent or David Angileri, as I will be on vacation next week.

Cc: Mayor Joseph G. Kuspa  
David Angileri

**JOSEPH G. KUSPA**  
*Mayor*

**JANICE M. FERENCZ**  
*City Clerk*

**JAMES E. DALLOS**  
*Treasurer*



**City of Southgate**  
NORMA J. WURLINGER  
MUNICIPAL BUILDING

- CITY COUNCIL -

**JOHN GRAZIANI**  
*Council President*

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**MARK FARRAH**

**BILL COLOVOS**


**DALE W. ZAMECKI**

**PHILLIP J. RAUCH**

**CHRISTOPHER P. ROLLET**

**MEMORANDUM**

**TO:** The Honorable Mayor and City Council

**FROM:** David Angileri, Assistant City Administrator/Finance Director 

**DATE:** June 28, 2017

**RE:** Recommendation for Zamboni Repairs

I have reviewed the above with Director of Public Services and concur with his recommendation to award this repair and for a waiver of bid to C & S Ice Resurfacing Services, China, Michigan, in the amount of \$8,725.08.

Funds will come from the DPS Budget for this project.

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From the Desk of:  
Robert Tarabula  
Director, D.P.S.  
June 27, 2017



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To: John Zech, City Administrator

Re: City's 2005 Zamboni

The City's 2005 Zamboni is in need of repairs. C & S Ice Resurfacing Services, Inc. has given a quote of \$8,725.08 for the repairs. C & S has been the City's Zamboni mechanic for several years. I recommend that the bid for repairs be waived and awarded to C & S Ice Resurfacing Services, Inc. of China, MI, for \$8,725.08.

If you have any questions, please contact me.

RT/dm

# C & S Ice Resurfacing Services, Inc.

6393 Meisner Road  
 China MI 48054  
 810.278.0857  
 Fax 810.765.3880  
 zammanchuck@comcast.net

## Quote

To: City of Southgate  
 Southgate Ice Arena  
 14400 Dix-Toledo  
 Southgate MI 48195

No. A337

Model: 540  
 Serial: 8001  
 Hours: 801

Date: 6/26/17

Qty	Description	Unit Price	Total
	PREVENTATIVE MAINTENANCE BILLED SEPARATELY.		
	ADDITIONAL PARTS/LABOR RECOMMENDED PER PM		
6	SEAL STR.P, FLEXIBLE BLACK, METAL CORE	5.25	31.50
	ADJUST CABLES ON DUMP TANK		
1	BOARD BRUSH, BLUE BRISTLES	73.50	73.50
1	ROD END, 1/2" FEMALE, 1/2"-20 THREAD	25.99	25.99
1	SCREW, HEX HEAD, 1/2-13 x 2-1/4" PLATED	1.26	1.26
1	NUT, HEX TRI-LOCK, 1/2-13, PLATED	0.44	0.44
4	STUDDED TIRE W/OUT WHEEL 16"	299.25	1,197.00
4	TIRE MOUNTING	20.00	80.00
1	PANEL, FRONT, FGLASS, 540; SELL 46-17525	1075.20	1,075.20
	CLEAN CARBURATOR		
1	OXYGEN SENSOR, LPG/GAS FUEL, H-25 NISSAN	85.58	85.58
1	STEERING CONTROL, HYD. MOTOR	551.25	551.25
1	LATCH, DOOR, RIGHT HAND, FLUSH MOUNTING	66.41	66.41
2	BALL BEARING, 4-BOLT FLANGE, 1-7/16" BORE	120.75	241.50
2	BEARING, 4 BOLT FLG, 1" BORE (+FL-84005)	86.10	172.20
1	AUGER, HORIZONTAL CONVEYOR, 3 1/2" PADDLE	908.25	908.25
1	POLY RUNNER, COND, SPARE PART	78.75	78.75
9	SCREW, SS, FLAT HD SOCKET CAP, 1/4-20X3/4	0.50	4.54
1	ROD, SNOW BREAKER CONTROL	121.80	121.80
1	SPRING, SNOW BREAKER RETURN, ZINC PLATED	14.44	14.44
1	SCREW, HEX HD., 3/8-24X1-3/4, GRADE 5	0.53	0.63
1	RING, SPLIT, .707ID, STEEL	1.89	1.89
1	ROD, EXTENSION, SNOW BREAKER	18.90	18.90
1	SCR, HEX HD, 3/8-16X1.5, GR 5	0.37	0.37
1	NYLON NUT, HEX LOCK, 3/8-16	0.26	0.26
1	KIT, SNOW BREAKER ROD GUIDE	97.13	97.13
2	BUMPER, BLACK RUBBER, 1-3/8" OD	7.72	15.44
1	WELDMENT, ROD, WATER VALVE CONTROL	101.85	101.85
1	GUARD, COND DRIVE WELDMENT	255.15	255.15
2	SCREW	2.63	5.25
1	AXLE SHAFT & JOINT ASSY, LEFT HAND SIDE	640.50	640.50
2	SEAL, HUB OIL SEAL, DANA MODEL 44 AXLE	10.76	21.53
1	L REAR AXLE		0.00
4	HYDRAULIC OIL, GALLON	15.68	62.72
6	SCREW HEX HEAD, 1/2-20 X 2-1/4	1.58	9.45
6	NUT, TRILOC HEX LOCKNUT, 1/2-20	2.99	17.96
6	WASHER, FLAT, 1/2	0.26	1.58
	SHOP SUPPLIES		20.00
	LABOR - 27.25 HRS.		

This quote is an estimate for parts and labor.  
 Additional parts/labor may be required.  
 Note - Any duplication of part numbers is intentional.  
 Prices quoted are based on current supplier pricing and are subject to change.  
 Total below DOES NOT include shipping charge or sales tax (if applicable).

6,000.08

PLEASE SIGN AND RETURN BY FAX

Shipping	TBD
Tax	N/A
Labor	2,725.00
<b>Total</b>	<b>8,725.08</b>

Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_ Return old parts? YES  NO

PO # \_\_\_\_\_

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Page

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Page

**JOSEPH G. KUSPA**  
*Mayor*

**JANICE M. FERENCZ**  
*City Clerk*

**JAMES E. DALLOS**  
*Treasurer*



**City of Southgate**  
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**PHILLIP J. RAUCH**

**CHRISTOPHER P. ROLLET**

**Memorandum**

**To:** Honorable City Council Members

**From:** John J. Zech, City Administrator

**Date:** June 28, 2017

**Re:** Chapter 694 Weeds

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The administrative costs with regard to implementing Chapter 694 continue to increase as several employees, both full and part time, are involved with the "Weed List". Consequently the Administration respectfully requests the City Council consider having a first reading of an amendment for Section 694.03 (a) of Chapter 694 in order to raise the administrative fee from \$100.00 to \$150.00 at your July 19, 2017 meeting.

If you have any questions about this matter, please contact me.

**Cc:** Mayor Joseph G. Kuspa  
David Angileri  
Robert Casanova



## CHAPTER 694

## Weeds

- |        |  |        |                                    |
|--------|--|--------|------------------------------------|
| 694.01 | Weeds, grass and noxious or poisonous weeds prohibited; noxious or poisonous weeds defined; removal; authority of Assessor's Office. | 694.03 | Cutting or removal by City; costs. |
| 694.02 | Notice to cut, destroy or remove.  | 694.04 | Exceptions to chapter.             |
|        |  | 694.05 | Rules and regulations.             |
|        |  | 694.99 | Penalty.                           |

## CROSS REFERENCES

- Trees and shrubs - see CHTR. Sec. 194; S.U. & P.S. Ch. 1028  
 Weeds generally - see M.C.L.A. Secs. 247.51, 247.52, 247.61 et seq., 286.701 et seq.  
 Nuisances - see GEN. OFF. Ch. 660  
 Street trees in subdivisions - see P. & Z. 1248.11

**694.01 WEEDS, GRASS AND NOXIOUS OR POISONOUS WEEDS PROHIBITED; NOXIOUS OR POISONOUS WEEDS DEFINED; REMOVAL; AUTHORITY OF ASSESSOR'S OFFICE.**

No owner or occupant of any lot or land, whether residential, commercial or industrial, either public or private, within the City, shall allow or maintain on any portion of such lot or land any growth of weeds, grass or any noxious or poisonous weeds which may create a condition detrimental to the public health. "Noxious or poisonous weeds" includes, but is not limited to, Canada thistles, milkweed, wild carrots, ox-eye, daisies, ragweed, goldenrod, burdock and poison ivy. Every person who owns or inhabits any land within the City shall cut, destroy or remove from such land all grasses and weeds, including noxious and poisonous varieties, whether residential, commercial or industrial property, from April 15 through October 15 of each year, to prevent such weeds from going to seed or blossom, as the case may be, as well as overgrowing the lot, and to prevent dead grass and brush from becoming a fire hazard or health hazard. The Assessor's Office or its agent shall determine which lots need to be cut and the decision of that office shall be final and conclusive.

(Ord. 690. Passed 2-2-00; Ord. 908. Passed 5-19-10.)

**694.02 NOTICE TO CUT, DESTROY OR REMOVE.**

(a) Prior to April 15 in any year, the City is authorized to notify the owner, owner's agent, resident or occupant of any parcel of land to cut, destroy or remove the material and vegetation referred to in Section 694.01 and to keep it cut, destroyed or removed until October 15 of the same year following the giving of such notice. Such notice may be given

by publishing the same in a newspaper of general circulation in the City, by sending a notice by first-class mail to the owner, owner's agent, resident or occupant as recorded on the assessment roll, or by such other method as may be directed by the Council.

(b) If any day between May 1 and October 15, the City finds that any owner, the owner's agent, resident or occupant has failed to cut, destroy or remove the material and vegetation, the City shall cause such material and vegetation to be cut, destroyed or removed within fifteen days and shall bill the owner therefor at rates established by the Council.

(Ord. 690. Passed 2-2-00; Ord. 08-873. Passed 9-17-08; Ord. 929. Passed 4-20-11.)

#### 694.03 CUTTING OR REMOVAL BY CITY; COSTS.

(a) If the owner of any land or the occupant or person having control or management of any lot, place, area or parcel of land within the City whether residential, commercial or industrial, fails to comply with Sections 694.01 and 694.02, the City shall cause weeds, grass and/or other vegetation to be cut, destroyed or removed, together with any grading necessary to allow the removal of the vegetation. The actual cost of such cutting, removal, grading or destruction, plus an administration fee of one hundred dollars (\$100.00) or twenty percent of the contracting charge, whichever is greater, for each cut shall become, at once, a debt to the City from the person, firm, corporation and/or other legal entity against whom it is assessed, and the amount assessed, together with all charges thereon, shall, on November 15, become a lien on the property assessed of the same character and effect as a lien created by general law for State and County taxes until the same is paid, including interest. The remedy provided for herein is in addition to the penalty provided in Section 694.99.

(b) Once the notice has been published pursuant to Section 694.02, the City need bill only once a year regardless of the number of cuts made on the lot or vacant lot and payment shall be due in full by December 15 of the year billed.

(Ord. 690. Passed 2-2-00.)

#### 694.04 EXCEPTIONS TO CHAPTER.

Exempted from this chapter are flower gardens, plots of shrubbery, vegetable gardens and grain plots and lands which are situated within flood plains of natural streams or watercourses, or any area between the lower or upper banks of such streams or watercourses. An exemption under this section cannot be claimed unless the land has been cultivated and cared for in a manner appropriate to such exempt categories, or unless such general flood plain conditions actually exist.

(1974 Code Sec. 9.44; Ord. 319. Passed 1-30-80.)

#### 694.05 RULES AND REGULATIONS.

Subject to the prior approval of Council, the administration may make rules and regulations not inconsistent with this chapter as may be necessary for the proper administration of this chapter.

(Ord. 473. Passed 2-14-90.)

694.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)