



**CITY OF GARDEN CITY  
REGULAR COUNCIL MEETING MINUTES  
February 21, 2022**

The Mayor and Council of the City of Garden City met in Regular Session Monday, February 21, 2022, at 7:00 p.m. in the Council Chambers of the Civic Center, 6000 Middlebelt Road, Garden City, Michigan.

**REGULAR MEETING**

Present were Mayor Walker, Mayor Pro-Tem Squires, Councilmembers, DiMichele, Jacobs, Earle, Lynch and Karafotis.

Members absent and excused: None

Also present were City Manager Dougherty, City Clerk Miller, Police Chief Gibbons, and Recreation Director Chiasson

❖ **Item #22-02-021 - Moved by Lynch; supported by DiMichele :**

RESOLVED: To approve the meeting agenda as revised with the removal of item 5B: Audit of Minimum Assessing Requirements (AMAR) Certificate of Achievement

The agenda consisted of the following:

1. Special Land Use - 5659 Middlebelt Road
2. Street Improvement Bond/Millage Ballot Proposal
3. Radcliff Center Purchase Agreement

AYES: Unanimous

ABSENT: None

**Motion Passes 7-0**

**Recognition**

- The Police Chief Gibbons and Mayor Walker presented certificates to the Citizen's Police Academy participants.

❖ **Item #22-02-022 - Moved by Lynch; supported by Squires :**

RESOLVED: To approve the consent agenda as presented.

1. Approve Regular Council Meeting and Closed Session Minutes of February 7, 2022
2. Receive and File Planning Commission Minutes of 1/13/22

AYES: Unanimous

ABSENT: None

**Motion Passes 7-0**

❖ **Item #22-02-023 - Moved by Jacobs ; supported by Earle:**

RESOLVED: Motion to not take under consideration the Special Land Use application for the indoor amusement use at 5659 Middlebelt Road with the understanding that the Planning Commission’s recommendation of approval becomes final approval.

AYES: Unanimous

ABSENT: None

**Motion Passes 7-0**

❖ **Item #22-02-024 - Moved by DiMichele ; supported by Lynch:**

RESOLVED: Motion to approve the following resolution, authorizing the submission of a proposal to the electorate on the August 2, 2022 ballot for the issuance of bonds not to exceed \$15,000,000 to improve streets and related items, in which the debt service will be paid with a levied millage.

**RESOLUTION SUBMITTING  
STREET IMPROVEMENT BOND PROPOSAL  
AT THE ELECTION TO BE HELD ON AUGUST 2, 2022**

**CITY OF GARDEN CITY  
County of Wayne, State of Michigan**

Minutes of a regular meeting of the City Council of the City of Garden City, County of Wayne, State of Michigan, held on the 21<sup>st</sup> day of February, 2022, at 7:00 p.m., Eastern Daylight Time.

PRESENT: Members \_\_\_\_\_

ABSENT: Members \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_  
and supported by Member \_\_\_\_\_

WHEREAS, the City Council of the City of Garden City, County of Wayne, Michigan (the "City"), has determined that it is necessary for the health, safety and welfare of the City and its residents and property owners that the City to improve, replace, resurface, and reconstruct streets in the City, including sidewalk improvements, drainage improvements, and water and sewer improvements, together with necessary rights-of-way, appurtenances and attachments thereto (the "Project"); and

WHEREAS, the City Council has determined that the City should borrow money in an amount not to exceed Fifteen Million Dollars (\$15,000,000) and issue general obligation unlimited tax bonds of the City in such amount, in one or more series, for the purpose of paying all or part of the cost of the Project; and

WHEREAS, the City Council has determined that a proposal to issue bonds for the Project shall be submitted to the qualified electors of the City at an election to be held in the City on Tuesday, August 2, 2022 (the "Election Date"); and

WHEREAS, in order for the bond proposal to be submitted to the City's electors on the Election Date, it is necessary for the City Council to certify the ballot wording of the proposal to the City Clerk and the County Clerk of the County of Wayne, Michigan, as required by Act 116, Public Acts of Michigan, 1954, as amended (the "Michigan Election Law").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The bond proposal attached to this Resolution as Exhibit A (the "Bond Proposal") shall be submitted to a vote of the qualified electors of the City on the Election Date.
2. The ballot wording of the Bond Proposal is hereby certified to the City Clerk and the County Clerk of the County of Wayne for submission to the City's electors on the Election Date. The City Clerk is hereby authorized and directed to file this Resolution and/or complete any such forms, certificates or documents as may be required by the County Clerk to evidence the foregoing certification and/or submission by no later than May 10, 2022.
3. The City Clerk and the County Clerk are hereby directed to (a) post and publish notice of last day of registration and notice of election for the Election Date in the manner required by the Michigan Election Law, and (b) have prepared and printed, as provided by the Michigan Election Law, ballots for submitting the Bond Proposal on the Election Date, which ballots may include other matters presented to the electorate on the same date.
4. The estimated first year millage rate and the simple average annual millage rate set forth in the Bond Proposal, which have been prepared by the City's financial advisor, Bendzinski & Co., are hereby determined to be reasonable estimates of such millage rates based on current assumptions.
5. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:
  - (a) As of the date hereof, the City reasonably expects to reimburse itself with the proceeds of debt to be incurred by the City for costs of the Projects that were or will be paid subsequent to sixty (60) days prior to the date hereof.
  - (b) The maximum principal amount of debt expected to be issued for the Projects is \$15,000,000.
  - (c) The expenditures described above are "capital expenditures" as defined in Treasury Regulation § 1.150-1(b), which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under Treas. Reg. § 1.150-2(c)) under general Federal income tax principles (as determined at the time the expenditure is paid).
6. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this Resolution, are hereby repealed.

AYES: Members \_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

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Matthew K. Miller, City Clerk  
City of Garden City

**EXHIBIT A**

**GARDEN CITY STREET IMPROVEMENT BOND PROPOSAL**

Shall the City of Garden City, County of Wayne, Michigan, borrow the principal sum of not to exceed Fifteen Million Dollars (\$15,000,000) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed five (5) years from the date of issuance of each series, for the purpose of paying the cost to improve, replace, resurface, and reconstruct streets in the City, including sidewalk improvements, drainage improvements, and water and sewer improvements, together with necessary rights-of-way, appurtenances and attachments thereto?

**Yes**  
**No**

The estimated millage to be levied in 2024 is 4.7729 mills (\$4.7729 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 4.7746 mills (\$4.7746 per \$1,000 of taxable value).

AYES: Unanimous  
ABSENT: None

**Motion Passes 7-0**

❖ **Item #22-02-025 - Moved by Jacobs; supported by Squires:**

RESOLVED: Motion to approve the purchase of Schoolcraft Community College's Radcliff Center, located at 1751 Radcliff Street, Garden City, Michigan, as well as the nearly 16 acres on which the facility resides, for \$175,000 for the property, \$35,000 for designated personal property, and any miscellaneous closing costs.

AYES: Unanimous  
ABSENT: None

**Motion Passes 7-0**

**Mayor Walker announced it was time for public comment.**

- David Molner, Inkster Road, wanted to thank DPW for their cold patch work on Elmwood Street
- Kevin Hunt, Bridge Street, spoke regarding the road conditions on Inkster Road
- Denise Stempien, Remerica United Realty, spoke regarding a sidewalk issue
- Opal Loveland-Ferron, Barton Street, gave kudos to the Garden City Police Citizens Academy and Garden City University.

There being no further business before Council, the meeting was then adjourned at 8:02 p.m.

Matthew K. Miller  
City Clerk