



**CITY OF ROMULUS – CITY COUNCIL
REGULAR MEETING AGENDA
August 3, 2020
7:30 PM**

To Participate in Zoom Meeting:

Click the following link: <https://us02web.zoom.us/j/83836842813>, Meeting ID: 838 3684 281

To Participate in Zoom Meeting by Phone dial: 1-646-558-8656, Meeting ID: 838 3684 281, followed by the # sign.

Pledge of Allegiance

Roll Call

1. Agenda

- A. Approval of Agenda

2. Minutes

- A. Approval of Minutes from the Regular Meeting held on July 27, 2020
- B. Approval of Minutes from the Public Hearing held on July 27, 2020

3. Petitioner

4. Chairperson's Report, John Barden, Mayor Pro-Tem

- A. Approval of the Chairperson's Report

5. Mayor's Report – LeRoy D. Burcroff, Mayor

- A. Request to Sign Lease with Big Steve's Designz, LLC

6. Clerk's Report – Ellen L. Craig-Bragg, Clerk

- A. Second Reading and Final Adoption of Budget Amendment 20/21-1
- B. Second Reading and Final adoption of Budget Amendment 20/21-2
- C. Study Session request from Stacy Paige, City Treasurer for Monday, August 10, 2020 at 6:00 pm.

7. Treasurer's Report – Stacy Paige, Treasurer

8. Public Comment - Citizens are to limit their comments to three (3) minutes. All citizens wishing to speak will be heard.

9. Unfinished Business

10. New Business

11. Communication

12. Adjournment



RULES REGARDING THE PUBLIC ADDRESSING A CITY MEETING

Any member of the public shall have the right to address the City Council, Board or Commission on any item on the agenda under the following conditions:

1. Individuals requesting to address City Council, a Board or Commission on an agenda item or under public comment must fill out a “*Request to Address*” card provided – listing name, address, phone number and agenda item on which comments are desired to be made and present it to the Clerk or recording secretary.
2. When the agenda item is reached, the clerk or recording secretary shall call upon the person or persons who filed the request to speak. A member of the public shall not be permitted to enter into debate with a petitioner.
3. Individuals that would like to address City Council under the public comment portion of the agenda, must raise their hand and when recognized by the chair, the person shall approach the microphone and state their name and address.
4. Remarks shall be limited to three (3) minutes, subject to being extended an additional three (3) minutes by consent of the chair. There shall be no personal attacks. Remarks shall not contain any profanity, racial, ethnic, religious, sexual, or national origin slurs, or overtones. Anyone making such remarks shall lose his/her right to address the City Council, Board, or Commission.
5. No person shall be permitted to address the group on any item more than once at any one meeting without the approval of a majority of the quorum present.
6. All of the foregoing does not apply to a person previously granted a hearing at the meeting in question.
7. This rule does not permit members of the public to join in debate or discussion with petitioners, members of the body or with other members of the public present at such meeting.
8. Once a motion is on the floor, discussion from the public shall no longer be permitted on that agenda item.
9. The public may make a request to the Chairperson of the Council on a form provided by the Clerk, to be added to the agenda of a future Council meeting to address a subject that Council would have authority to address. If the Chairperson denies the request, the request may be made to the entire Council under the Public Comment section of the Council’s agenda. If the request is granted by a majority of the Council, it will be added as an agenda item at the next regular meeting of the Council.

The meeting will be held in the City Council Chambers, Romulus City Hall, 11111 South Wayne Road, Romulus, MI 48174. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA), is asked to contact the Clerk’s Office (734-942-7540) 48 hours prior to the meeting – the staff will be pleased to make the necessary arrangements.



City of Romulus

Agenda

Council Meeting Held: **August 3, 2020**

Item No. A.

General Description: Approval of Agenda

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Minutes

Council Meeting Held: **August 3, 2020**

Item No. A.

General Description: Approval of Minutes from the Regular Meeting held on July 27, 2020

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE REGULAR ROMULUS CITY COUNCIL MEETING

July 27, 2020

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174

Pledge of Allegiance

Roll Call

Present: Kathy Abdo, Celeste Roscoe, Tina Talley, William Wadsworth, Eva Webb, Virginia Williams
Absent / Excused: John Barden

Administrative Officials in Attendance:

Leroy Burcroff, Mayor
Ellen L. Craig-Bragg, Clerk
Stacy Paige, Treasurer

1. Agenda

- A. Moved by Celeste Roscoe, seconded by Kathy Abdo for Approval of the Agenda

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

2. Minutes

- A. **Res. # 20-171** Moved by **William Wadsworth**, seconded by **Eva Webb**, for the approval of the minutes from the regular meeting held on July 13, 2020

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

- B. Approval of minutes from the special meeting - study session held on July 13, 2020.

Res. # 20-172 Moved by **Kathy Abdo**, seconded by **Celeste Roscoe** for approval of the minutes from the special meeting - public hearing held on July 13, 2020.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

3. Petitioner – None

4. Chairperson's Report, John Barden, Mayor Pro-Tem

Chairperson Talley asked Jazmine Danci, Community Development/Marketing Director, to provide an update on the small business grant program.

Chairperson Talley asked Council if they would like to cancel the Aug. 3, 2020 meeting due to the primary election being held the next day - August 4, 2020 and the consensus of Council was not to cancel the meeting. Chairperson Talley gave a reminder about the 2020 Census.

- A. Moved by **Celeste Roscoe**, seconded by **Kathy Abdo**, to the accept the Chairperson's Report

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

5. Mayor's Report – LeRoy D. Burcroff, Mayor

Res. # 20-173 Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to adopt a resolution to recognize recent city retirees Sheila Stewart, Nate Davis, and Karl Hunt for their years of service.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

Res. # 20-174 Moved by **Eva Webb**, seconded by **Celeste Roscoe** to adopt a memorial resolution for the family of Jarmin Roach.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- A. Res. # 20-175** Moved by **William Wadsworth**, seconded by **Virginia Williams** to award ITB 19/20-31 Contract for Annual NFPA Compliant Firefighter Physicals.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- C. Res. # 20-177** Moved by **Eva Webb**, seconded by **Celeste Roscoe** to approve the Introduction of Budget Amendment 20/21-1 to cover the cost of the purchase of patrol car modems.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- D. Res. # 20-178** Moved by **William Wadsworth**, seconded by **Eva Webb** to approve the Introduction of Budget Amendment 20/21-2 to cover the cost of the purchase of patrol car printers.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

6. Clerk's Report – Ellen L. Craig-Bragg, Clerk

City Clerk Ellen Craig-Bragg gave a reminder that voters must vote a straight party ticket at the Election of August 4, 2020.

- A. Res. # 20-179** Moved by **Celeste Roscoe**, seconded by **William Wadsworth**, to approve Second Reading, Final Adoption of an Ordinance to amend the Official Zoning Map of the City of Romulus by rezoning 69.48 acres of property at 37350 Ecorse, Parcel #80-024-99-0005-703 from Conditional M-T, Industrial Transportation to M-2, General Industrial.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb

Nays - Williams

Motion Carried Unanimously

- B. Res. # 20-180** Moved by **Eva Webb**, seconded by **William Wadsworth** to approve the proposed Amendment to the 457(b) Plan to Sections 5.1 and 6.1.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

- C. **Res. # 20-181** Moved by **Kathy Abdo** , seconded by **Celeste Roscoe** to the approve the request from Merrie Druyor, TIFA Director, for a 30 minute Public Hearing on August 24, 2020 at 7:00 p.m.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

7. Treasurer's Report – Stacy Paige, Treasurer

- A. **Res. # 20-182** Moved by **Celeste Roscoe** , seconded by **William Wadsworth** to concur with the request from City Treasurer, Stacy Paige, to not move forward with the DivDat Agreement.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

8. Public Comment

A resident spoke about property on Inkster Road.

A representative from Div Dat Kiosk Network Co. spoke about his company's proposed agreement.

A representative from D & G Building Co. spoke about property on Inkster Road.

9. Unfinished Business

Res. # 29-183 Moved by **Eva Webb**, seconded by **Kathy Abdo** to adopt a memorial resolution for the family of Faye Suddeth.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

Mayor Burcroff commented about the property on Inkster Road.

City Attorney Steve Hitchcock will get a copy of the City Zoning Ordinances to City Council.

10. New Business

11. Warrant

- A. **Res. # 20-184** Moved by **Kathy Abdo**, seconded by **Celeste Roscoe** to approve Warrant # 20-14, Checks presented in the amount of \$1,369,621.73.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

12. Communication

13. Adjournment

Moved by **William Wadsworth**, seconded by **Eva Webb** to adjourn the meeting at 9:14 p.m.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams
Nays - None

Motion Carried Unanimously

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the regular meeting of the Romulus City Council held on July 27, 2020.

A handwritten signature in black ink, reading "Ellen L. Craig-Bragg". The signature is fluid and cursive, with the first name "Ellen" being the most prominent.

Ellen L. Craig-Bragg, City Clerk
City of Romulus, Michigan



City of Romulus

Minutes

Council Meeting Held: **August 3, 2020**

Item No. B.

General Description: Approval of Minutes from the Public Hearing held on July 27, 2020

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING – PUBLIC HEARING

July 27, 2020

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174

STREET VACATION REQUEST

That portion of Cordell Ave. from Hildebrandt Road south to terminus and Lorman Ave. from the east side of Lorraine Ave. east to terminus in the SW 1/4 Section 13.

The Meeting was called to Order at 7:00 p.m. by Chairwoman Pro-Tem Tina Talley

1. Roll Call

Present: Kathy Abdo, Tina Talley, Celeste Roscoe, William Wadsworth, Eva Webb

(For the record: Virginia Williams joined the meeting at 7:10 p.m.)

Absent: Mayor Pro Tem John Barden

Administrative Officials in Attendance:

Leroy Burcroff, Mayor

Ellen L. Craig-Bragg, Clerk

Stacy Paige, Treasurer

Administrative Staff in Attendance:

City Attorney Steve Hitchcock, Chief of Staff Julie Wojtylko, Building Director Robert McCraight, Fire Chief Kevin Krause

2. Moved by Kathy Abdo, seconded by Celeste Roscoe to accept the Public Hearing Agenda as presented.

Roll Call Vote: Ayes - Abdo, Talley, Roscoe, Wadsworth, Webb.

Nays - None.

Motion Carried Unanimously.

3. Discussion:

City Attorney Steve Hitchcock led the discussion and provided some background information regarding the street vacation request. The requestor, Mrs. Matakis, addressed City Council. Mr. Almaweri addressed Council with concerns about access to his property.

4. Public Comment – None.

5. Moved by William Wadsworth, seconded by Eva Webb to adjourn the Public Hearing at 7:47 p.m.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth, Webb, Williams.

Nays - None.

Motion Carried Unanimously.

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the Minutes of the **Special Meeting Public Hearing** of the Romulus City Council held on **July 27, 2020**.

A handwritten signature in black ink, reading "Ellen L. Craig-Bragg".

Ellen L. Craig-Bragg, City Clerk
City of Romulus, Michigan



City of Romulus

Chairperson's Report, John Barden, Mayor Pro-Tem

Council Meeting Held: **August 3, 2020**

Item No. **A.**

General Description: Approval of the Chairperson's Report

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Mayor's Report – LeRoy D. Burcroff, Mayor

Council Meeting Held:

August 3, 2020

Item No. A.

General Description: Request to Sign Lease with Big Steve's Designz, LLC

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor LeRoy D. Burcroff
SUBJECT: Request to Sign Lease with Big Steve's Designz, LLC
DATE: July 29, 2020

I concur with the recommendation of Jazmine Danci, Director of Marketing & Community Development and legal counsel, and respectfully request that Council authorize the Mayor and Clerk to enter into the attached Commercial Lease agreement with Big Steve's Designz, LLC for the lease of 35255 Goddard Road, Romulus, MI 48174.

Motion by _____, supported by _____, to concur with administration and grant authorization for the Mayor and Clerk to enter into the attached Commercial Lease agreement with Big Steve's Designz, LLC for the lease of 35255 Goddard Road, Romulus, MI 48174.

INTEROFFICE MEMORANDUM

TO: Mayor LeRoy D. Burcroff
FROM: Jazmine Danci, Director of Marketing & Community Development
SUBJECT: Request to Sign Lease with Big Steve's Designz, LLC
DATE: July 29, 2020

I am recommending we sign the attached lease agreement with Big Steve's Designz, LLC. Steve and Wendy Harmon are Romulus residents, established business-owners and entrepreneurs. I, and my Department, have been in communication with the Harmons since September 2019 working towards signature of a lease. Please see attached information regarding each of their businesses and proposed plans for expansion at the old Firehouse Building.

Should you concur with this recommendation, please forward this request to Council for their approval to allow the Mayor and Clerk to enter into the attached commercial lease agreement for 35255 Goddard Road, Romulus, MI 48174.

City Attorney Steve Hitchcock has also reviewed and approved the lease for signature.



Derrick “Steve” Harmon is the President of Big Steve’s Designz, LLC. He has been working with a team of professionals since 2013 to do custom motorcycle bodywork and accident repair. Prior to starting his own business, he did this work personally over the last 20 years. Steve is unable to keep up with demand for his product and is being constrained by the time and space requirements of his current shop. Steve proposed to us to move into the garage bay side of the Firehouse for his repair shop, office and display show room. In addition to doing full customizations, Steve also plans to sell motorcycle accessories. Steve plans to do minimal upgrades to the shop area. He will also be recruiting for write-up clerks, shop hands and apprentices.



WE BEAUTIQUE

Wendy Harmon is the owner and lead stylist at We Beautique, a specialized salon that offers an array of products & services related to beauty & wellness from natural hair, and make up artistry, to massage & weight loss. Previously known as “For Our Daughters Natural Hair Creations”, We Beautique has been in business since 2011 located in Belleville, Michigan. Wendy is a Certified Sisterlocks Consultant, Massage Therapist & has been Wellness Coach for the last 20 years. Wendy is proposing to utilize the west side of the Firehouse for a community coffee shop and separate wellness salon. Because of the more extensive renovations needed to prepare for these business uses, these will be phase 2 of the Firehouse. She will be recruiting for coffee shop baristas.



COMMERCIAL LEASE

This Lease Agreement (this "Lease") is dated as of August 1, 2020, by and between CITY OF ROMULUS ("Landlord") and BIG STEVE'S DESIGNZ, LLC, located at 7137 Cambridge Dr., Romulus, MI 48174 ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant (the "Premises") located at: 35255 Goddard Road, Romulus, Michigan 48174. The lease shall include approximately 3,960 square feet of the former firehouse/animal shelter.

LEGAL DESCRIPTION. The legal description for the premises is incorporated into the municipal complex and will be divided to remove it from the complex after city approvals. The proposed description may be shown as:

PART OF LOTS 15, 18 AND 19, OF SUPERVISOR'S ROMULUS PLAT NOW AS RECORDED I LIBER 65, PAGE 51 OF PLATS, WAYNE COUNTY RECORDS. COMMENCING AT THE NORTHWEST CORNER OF LOT 15, THENCE NORTH 89 DEGREES 20 MINUTES 10 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GODDARD ROAD 176.69 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 20 MINUTES 10 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GODDARD ROAD 244.57 FEET; THENCE SOUTH 0 DEGREES 33 MINUTES 56 SECONDS EAST 138.11 FEET; THENCE SOUTH 45 DEGREES 39 MINUTES 19 SECONDS WEST 66.25 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES, 38 SECONDS WEST 193.76 FEET; THENCE NORTH 1 DEGREE 30 MINUTES 00 SECONDS WEST 183.69 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS.

The legal description for the existing municipal complex, which includes City Hall, Library, Court, former Animal Shelter, and Court storage building/garage is as follows:

THAT PART OF LOT 15 DESC AS BEG AT A POINT ON THE W LOT LINE DISTANT S 1D 25M 40S E 165.13 FT FROM THE NW CORNER OF LOT 15 PROCEEDING TH S 1D 25M 40S E ALONG SAID LINE 42 FT TH S 89D 20M 10S E ALONG THE S LOT LINE 149.96 FT TH N 1D 30M E 55 FT TH S 89D 20M 10S W 42.90 FT TH S 1D 25M 40S E 13 FT TH S 89D 20M 10S W 107 FT TO POB ALSO THE E 100FT OF LOT 15, ALSO LOTS 16, TO 21

SUPERVISORS ROMULUS PLAT NO 2 T3S R9E L65 P51 WCR

TERM. The lease term will begin on August 1, 2020, ("effective date"), and will terminate on July 31, 2023, and may be renewed by tenant for an additional two (2) one-year extensions, if not in default of the monthly rent set forth below. If tenant exercises the right to each additional one-year

extension, the monthly rent for years 5-7 shall be determined at time of extension, payable on the 1st day of each month.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly \$600.00, paid in monthly installments beginning not more than three months (90 days) upon signing of this lease, payable on the first (1st) day of each month thereafter. Payment monthly will increase every six months by \$40.00 resulting in the following schedule:

<u>Months</u>	<u>Payment Amount</u>
August – October 2020	\$0
November 2020 – January 2021	\$600
February – July 2021	\$640
August 2021 – January 2022	\$680
February – July 2022	\$720
August 2022 – January 2023	\$760
February – June 2023	\$800

REQUIRED IMPROVEMENTS. The City or its Community Development Block Grant program, has committed exterior improvements in an amount in excess of \$400,000.00. Other pending improvements by the City are set forth in **Exhibit A**. Tenant shall be responsible for any additional interior and exterior improvements that tenant deems necessary. Tenant accepts the Premises in an “As Is” condition and pending improvements as set forth in Exhibit A.

POSSESSION. Tenant shall be entitled to possession on the effective date of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, or any extension thereof, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear expected. The proposed use is that of a motorcycle customizing shop, selling motorcycle parts, accessories, and apparel, and a hair braiding, hair locking, and make-up business with ancillary specialty coffees and teas. Operation of this use is subject to, and pending, special land use approval.

Tenant may make a request to City Council to approve the waiver of any City of Romulus permit fees for any necessary work to be performed on the property for the initial build-out prior to beginning operations.

FURNISHINGS. There are no furnishings provided by Landlord.

PARKING. Tenant shall be entitled to use of the designated parking spaces for the parking of the Tenant’s customers’, guests’, and employees’ motor vehicles, as well as vehicles used in Tenant’s business.

STORAGE. Tenant shall be entitled to store items of personal property in the premises. Outside storage will not be permitted except any that is approved during the special land use process.

PROPERTY INSURANCE. Landlord and Tenant shall each maintain appropriate insurance for its respective interests in the Premises in the property located on the Premises. Landlord shall be

named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by a company reasonably satisfactory to Landlord. Landlord shall add Tenant as an additional insured. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

MAINTENANCE. Tenant shall have the responsibility to maintain the Premises in good repair at all times, in conformance with the Ordinances of the City of Romulus and the statutes of the State of Michigan including any landscaping, lawn mowing and snow removal. Landlord shall be responsible for maintenance and repair of the four outer walls, the roof, and parking lot of the Premises.

UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services incurred in connection with the Premises.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Tenant shall pay all real estate taxes and assessments for the entire Premises.

PERSONAL PROPERTY TAXES. Tenant shall pay all personal property taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

RIGHT OF FIRST REFUSAL UPON SALE OF PROPERTY. Landlord agrees not to sell the Property during the initial term and the first renewal terms of this Lease. At the termination of the Lease, Tenant shall have the right, but not the obligation, to purchase the property for the greater of either "Fair Market Appraised Value" based on a comparative analysis performed by an independent third-party certified real estate appraiser, OR the sum of all CDBG monies in which the City would be responsible for repayment upon the sale of the building which are currently approximately \$407,503.00.

If either the Landlord or Tenant disagree with the valuation, they may, at their own expense, have another appraisal performed and the parties agree to a sale price equivalent to the mean of the valuations.

TERMINATION OF LEASE. If Tenant fails to meet any of the requirements set forth in this Lease, the Landlord may give written notice to the Tenant as provided in the default of this Lease. The Tenant, upon receiving notice of default, may:

- 1) Respond to the notice of default with schedule of progress that is acceptable to the Landlord and continue the lease under the terms of this lease, or
- 2) Waive its 60-day notice and immediately turn over the property to the Landlord and be under no further financial obligation to the Landlord after the termination date of the lease.

RIGHT TO SUBLEASE. The Tenant reserves the right to sublease, upon prior written approval of the Landlord, any or all of the building, so long as the Sublet maintains the intended use of the property set forth above, or other acceptable use as agreed to by the Landlord in writing prior to any sublease. The Tenant shall provide sixty (60) days' notice to the Landlord of any intent to sublease.

DESTRUCTION OR CONDEMNATION OF PREMISES. If the Premises are partially destroyed by fire or other casualty to an extent that prevents the conducting of Tenant's use of the Premises in a normal manner, and if the damage is reasonably repairable within sixty days after the occurrence of the destruction, and if the cost of repair is less than \$20,000.00, Landlord shall repair the Premises and a portion of the lease payments shall abate during the period of the repair according to the extent to which the Premises have been rendered untenable. However, if the damage is not repairable within sixty days, or if the cost of repair is \$20,000.00 or more, or if the Landlord is prevented from repairing the damage by forces beyond Landlord's control, or if the property is condemned, this Lease shall terminate upon 180 days' written notice of such event or condition by either party and any unearned rent paid in advance by Tenant shall be apportioned and refunded to it. Tenant shall give Landlord immediate notice of any damage to the Premises.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any default obligation within thirty (30) days after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to the normal payment rate set forth in the Renewal Terms paragraph.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

City of Romulus
Attn: Mayor Leroy Burcroff
11111 S. Wayne Road
Romulus, MI 48174

TENANT:

Big Steve's Designz, LLC
7137 Cambridge Dr.
Romulus, MI 48174

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Michigan.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provision of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

LANDLORD:

CITY OF ROMULUS

By: _____
Leroy Burcroff
Its: Mayor
Dated: _____

By: _____
Ellen Craig-Bragg
Its: Clerk
Dated: _____

TENANT:

BIG STEVE'S DESIGNZ, LLC

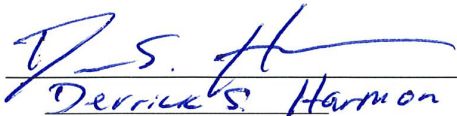
By:  _____
Derrick S. Harmon
Its: Owner
Dated: _____

EXHIBIT A

PENDING IMPROVEMENTS AGREED UPON BY THE CITY

- Replacement of garage doors on eastern section of building (one operational, one stationary)
- Replacement of back entry door on western section of building
- Bathroom renovation on eastern section of building
- Completion of electrical rewiring and bringing to code
- Pouring/framing of concrete pad along north side of building



City of Romulus

Clerk's Report – Ellen L. Craig-Bragg, Clerk

Council Meeting Held: August 3, 2020

Item No. A.

General Description: Second Reading and Final Adoption of Budget Amendment 20/21-1

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, Clerk

Date: August 3, 2020

Re: Second Reading and Final Adoption of Budget Amendment 10/21-1

For second reading and final adoption is Budget Amendment 10/21-1 to cover the cost of the purchase of patrol car modems.

The budget amendment was introduced at the July 27, 2020 council meeting.

MEMORANDUM

TO: Mayor LeRoy D. Burcroff
FROM: Finance Department
DATE: July 16, 2020
SUBJECT: Budget Amendment 20/21 - 1

<u>FUND/DEPT.</u> <u>ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED</u> <u>BUDGET</u>
911 FUND				
<u>Fund Balance</u>				
261-000-390.000	Fund Balance	285,038.00	(6,500.00)	278,538.00
<u>Expense</u>				
261-301-970.000	Capital Outlay	46,720.00	6,500.00	53,220.00

To cover the cost of purchase of patrol car modems. These were budgeted in 19/20, but quotes not received until after the 6/30/2020 deadline.

BUDGET AMENDMENT FORM

INCREASE		DECREASE	
Account Number /Name	Amount	Account Number /Name	Amount
261-301-970.000 911 Capital Outlay	\$ 6,500	261-000-390.000 911 Fund Balance	\$ 6,500
TOTAL	\$ 6,500	TOTAL	\$ 6,500

PURPOSE:

Move funds from the 911 Fund Balance 261-000-390.000 to 911 Capital Outlay 261-301-970.000, for the purchase of patrol car modems. The modems were budgeted in the FY19/20 budget, but quotes were received following the close of the FY19/20 budget.

DATE: 7/13/2020

Department Head Signature: _____

Joshua A. Monte



Mayor's Authorization: _____



THIS FORM IS TO BE USED WHEN THE TOTAL AMOUNT OF EXPENDITURES WITHIN A DEPARTMENT IS REQUESTED TO BE INCREASED. IT REQUIRES PRIOR APPROVAL FROM THE MAYOR AND THE FINANCE DEPARTMENT WILL DETERMINE IF THE FUNDS ARE AVAILABLE EITHER FROM FUND BALANCE/RETAINED EARNINGS OR YOU MAY ALSO REQUEST FUNDS TO BE TRANSFERRED FROM ANOTHER ONE OF YOUR DEPARTMENTAL BUDGETS. THIS REQUEST REQUIRES COUNCIL APPROVAL.



City of Romulus

Clerk's Report – Ellen L. Craig-Bragg, Clerk

Council Meeting Held:

August 3, 2020

Item No. B.

General Description: Second Reading and Final adoption of Budget Amendment 20/21-2

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, Clerk

Date: August 3, 2020

Re: Second Reading and Final Adoption of Budget Amendment 10/21-2

For second reading and final adoption is Budget Amendment 10/21-2 to cover the cost of the purchase of patrol car printers.

The budget amendment was introduced at the July 27, 2020 council meeting.

MEMORANDUM

TO: Mayor LeRoy D. Burcroff
FROM: Finance Department
DATE: July 16, 2020
SUBJECT: Budget Amendment 20/21 - 2

FUND/DEPT. ACCOUNT NO. PUBLIC SAFETY	<u>ACCOUNT NAME</u>	<u>CURRENT BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED BUDGET</u>
<u>Revenue</u>				
205-301-501.301	Federal - Byrnes Grant - JAG	12,100.00	9,500.00	21,600.00
<u>Expense</u>				
205-301-970.004	JAG Grant	6,500.00	9,500.00	16,000.00

To cover the cost of purchase of patrol car printers. These were budgeted in 19/20, but quotes not received until after the 6/30/2020 deadline.

BUDGET AMENDMENT FORM

INCREASE		INCREASE	
Account Number /Name	Amount	Account Number /Name	Amount
205-301-970.004 JAG Grant	\$ 9,500	205-301-501.301 Byrnes JAG Grant Fund	\$ 9,500
TOTAL	\$ 9,500	TOTAL	\$ 9,500

PURPOSE:

Move funds from the Byrnes JAG Grant Fund 205-301-501.301 to JAG Grant 205-301-970.004 , for the purchase of patrol car printers. The Printers were budgeted in the FY19/20 budget, but quotes were received following the close of the FY19/20 budget.

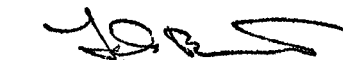
DATE: 7/14/2020

Department Head Signature: _____

Joshua A. Monte



Mayor's Authorization: _____



THIS FORM IS TO BE USED WHEN THE TOTAL AMOUNT OF EXPENDITURES WITHIN A DEPARTMENT IS REQUESTED TO BE INCREASED. IT REQUIRES PRIOR APPROVAL FROM THE MAYOR AND THE FINANCE DEPARTMENT WILL DETERMINE IF THE FUNDS ARE AVAILABLE EITHER FROM FUND BALANCE/RETAINED EARNINGS OR YOU MAY ALSO REQUEST FUNDS TO BE TRANSFERRED FROM ANOTHER ONE OF YOUR DEPARTMENTAL BUDGETS. THIS REQUEST REQUIRES COUNCIL APPROVAL.



City of Romulus

Clerk's Report – Ellen L. Craig-Bragg, Clerk

Council Meeting Held: August 3, 2020

Item No. C.

General Description: Study Session request from Stacy Paige, City Treasurer for Monday, August 10, 2020 at 6:00 pm.

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, Clerk
Date: August 3, 2020
Re: Study Session Request

City Treasurer, Stacy Paige is requesting a 30 minutes study session for Monday, August 10, 2020 at 6:00pm for the purpose of viewing a presentation given by Mr. Rich Plese with Invoice Cloud Services.

INTEROFFICE MEMORANDUM

TO: HONORABLE CITY COUNCIL
FROM: STACY PAIGE, CITY TREASURER
SUBJECT: INVOICE CLOUD
DATE: JULY 29, 2020

I am respectfully requesting a Study Session with City Council for the purpose of viewing a presentation given by Mr. Rich Plese with Invoice Cloud.

We need 30 minutes and I have confirmed availability on Monday, August 10th, from 6:00pm to 6:30 p.m.

Thank you for your consideration.