

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

AUGUST 26, 1997

97-431 The meeting was called to order at 8:13 p.m. by Council Chairman Joseph V. Kosinski.

Roll Call showed the following:

Present: Councilman Kenneth R. Baron, Councilwoman Margaret M. Horvath, Council Chairman Joseph V. Kosinski, Councilman Daniel S. Paletko, Councilman Frank J. Slomzenski, Councilman Donald R. Wyatt, Councilman Gregg Zulinski.

Absent: None.

Also Present: Mayor Canfield, Administrative Assistant Heise, Corporation Counsel Berry-Harris, City Clerk Sheridan, Deputy Clerk Robbins, Treasurer Riley, Comptroller Barrow, Assessor Welch, Building & Engineering Director Opalewski, Human Resources Director Sullivan, Police Chief Webber, Deputy Fire Chief Barnett, Recreation Director Grybel, Public Service Administrator Blackburn, Community Development Director Oliverio.

The Pledge of Allegiance was led by Councilwoman Horvath.

97-432 Motion by Councilman Zulinski, seconded by Councilman Baron, that the Agenda for the Regular Meeting of August 26, 1997, be approved as submitted.

Motion unanimously adopted.

97-433 Motion by Councilman Baron, seconded by Councilman Zulinski, that the Minutes from the Regular Meeting of August 12, 1997, be approved as submitted.

Motion unanimously adopted.

The Public Hearing for the Consolidated Plan Annual Performance Report and Grantee Performance Report for Fiscal Year 1996 was called to order at 8:15 p.m. by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski waived the reading of the official Notice of Public Hearing as follows:

The City of Dearborn Heights will be submitting to the United States Department of Housing and Urban Development (HUD) and Annual Performance Report and Grantee Performance Report for the Fiscal Year 1996. Title I of the National Affordable Housing Act established the requirement that municipalities who apply for direct assistance under certain HUD programs have an approved housing strategy.

The major purpose of the City of Dearborn Heights' Consolidated Plan Annual Performance Report is to report the progress the City has made in carrying out the Consolidated Plan - Action Plan. The document also provides the municipality the opportunity to assess our annual performance in relationship to meeting the overall five-year Consolidated Plan priorities and objectives, and what actions or changes the City intends to make as a result of our annual performance.

The City is required to make available to the general public the Annual Performance Report and Grantee Performance Report for Fiscal Year 1996. Copies are available for examination and comment for a thirty day period. Copies of the document will be available for review at the Community Development office, 26155 Richardson, Dearborn Heights, Michigan 48127.

A public hearing regarding the Annual Performance Report and Grantee Performance Report will be held in City Council Chambers on August 26, 1997 at 8:00 p.m.

Comments from the public are welcome and may be submitted to the City throughout the thirty day public comment period, August 26 - September 26, 1997, 5:00 p.m. Please address your comments to: Community Development Department, 26155 Richardson, Dearborn Heights, MI 48127. Published August 21, 1997.

Council Chairman Kosinski asked Community Development Director Oliverio for his report.

Community Development Director Oliverio stated the Public Hearing details two reports the City is required to submit to HUD. The first report is the A.P.R. or Annual Performance Report. This report has replaced the former C.H.A.S. (Comprehensive Housing Analysis Study) and reports primarily on the housing programs administered through the Community Development Department, which include residential rehabilitation, rental rehabilitation, and housing referral. The report also gives information regarding two social service agencies the CDBG program assists, the Information Center, which assists persons in finding homes through their Homeshare Program, and First Step, which finds shelter for battered spouses. This plan reports on the City's progress toward meeting its priorities from its five year (1995-1999) Consolidated Plan.

APR SUMMARY

In the 1996-97 CDBG program year, 14 homes were rehabilitated under the City's Rehab Program. Eighteen were in various stages of the process bringing the total to 32 in the rehabilitation process. This is well above the national average. There was also one home rehabilitated through our Rental Rehabilitation Program and over 400 inquiries regarding housing referral.

The City has identified four goals outlined in its five year consolidated plan. They are:

1. Expand affordable rental housing opportunities through rehabilitation of substandard housing units and the conservation of the existing housing stock. Priority was met as the city rehabilitated fourteen homes.
2. Increase housing alternatives for elderly persons, low-income families, persons with special needs, and the homeless. Priority was met as the Information Center assisted 29 Dearborn Heights households, with 39 persons. All 100% were low income.
3. Identify and utilize resources which will address the housing needs of all the residents of Dearborn Heights. Priority was met as the City budgeted \$250,000 of its 1996-97 Community Development Block Grant towards home rehabilitation.
4. Identify and reduce barriers to the development of affordable housing. Priority was met as the City continues to investigate the possibility of affordable housing, including senior housing, work with social services such as the Information Center and First Step also contribute to assisting persons with affordable housing.

The APR also reports on the Section 8 Program, which provides rental assistance to those in need. The City continues to work with the Plymouth Housing Commission to administer the Section 8 Program. In the 1996-97 year, 159 vouchers for rental assistance were issued through our program. (\$801,866.99 per year)

GPR SUMMARY

The other report to discuss tonight is the Grantee Performance Report. This report examines the fiscal details of the Community Development Block Grant Program for the 1996-97 fiscal year, and details the individual account activity for the year as well.

The Grantee Performance Report summarizes the activities in the 32 accounts that were in various stages of activity in the 1996-97 program year.

The report shows a multi-year CDBG budget of \$2,970,880.92 with expenditures at \$1,079,236.92. Many of the CDBG projects are currently in the "underway" status mode.

Of interest is the amount spent on administration. Only 13.2% of the budget was spent on administration of the CDBG Program, 6.8% under national program guidelines.

Both the Annual Performance Report and the Grantee Performance Report will be submitted to the Department of Housing and Urban Development by September 30, 1997.

Council Chairman Kosinski asked if there were any questions or comments, hearing none, he asked that the Public Hearing be closed.

97-434 Motion by Councilman Paletko, seconded by Councilman Wyatt, that the Public Hearing be closed.

Motion unanimously adopted.

The Public Hearing for the Consolidated Plan Annual Performance Report and Grantee Performance Report Fiscal Year 1996 closed at 8:21 p.m.

97-435 Motion by Councilman Paletko, seconded by Councilman Zulinski, that all Current Claims be approved except for Claim 6-7 (Joseph Karoub, Lawn Cutting Services) and Claim 6-24 (Olson Cement Company) be reduced to \$40,500.00.

1. 360 SERVICES - Laser Printing 1997 Summer Tax Bills - Inv. #1018252 dated 07-31-97 from A/C 101-209-813-000 (Bureau of Taxation) \$2,050.48. Assessor.
2. COBRA COMPLIANCE SYSTEMS, INC. - Annual Fee Third Party Services - A/C 101-200-818-000 (Contractual Services) \$2,295.00. General Govt.
3. E & N CEMENT COMPANY - DPW Pavement Repairs - Inv. dated 08-16-97 from A/C 101- 440-880-000 (Road Repairs) \$29,571.79. DPW.
4. E & N CEMENT COMPANY - Water Dept. Pavement Repairs - Inv. dated 08-16-97 from A/C 592-537-981-000 (Sewers) \$37,321.98. Water Dept.
5. LAURA BERRY-HARRIS - Legal Services July 1997 - Inv. dated 08-14-97 from A/C 101-210-826-000 (Counsel Services) \$9,120.12. Corp. Counsel.
6. GARY MIOTKE - Legal Services July 1997 - Inv. dated 08-14-97 from A/C 101-210-826-000 (Counsel Services) \$3,336.00. Corp. Counsel.
8. LASER TECHNOLOGY - Laser Radar & Battery - Inv. 1001 E & 1001D dated 08-04-97 from A/C 101-300-730-000 (Materials/Supplies) \$ 103.50 and from A/C 101-300-981-000 (Capital Outlay) \$5,400.00. Police Dept.
9. MICHIGAN HUMANE SOCIETY - Animal Processing June - Inv. #5674 from A/C 101-200-806-000 (Animal Processing) \$2,392.00. General Govt.
10. NEW WORLD SYSTEMS - Software Maintenance Agreement 7-97 to 6-98 - Inv. #63042 dated 07-04-97 from A/C 592-536-932-000 (Repair/Maintenance) \$5,700.00. Water Dept.
11. NEW WORLD SYSTEMS - Software Maintenance Agreement 7-96 to 6-98 - Inv. #65474 dated 08-15-97 from A/C 101-258-932-000 (Repair/Maintenance) \$25,060.00. Data Processing.
12. OLSON CEMENT COMPANY - Miscellaneous Cement Walk Splash Guard Program - Inv. #709, 710, 751 dated 08-03-97 from A/C 103-960-920-095 (Van Born Commercial) \$100,760.00 and A/C 103-960-920-097 (Van Born Commercial) \$10,171.00. Community Develop.
13. PAINTER & RUTHENBERG, INC. - Newsprint Pick-up - Inv. #10011055 dated 08-01-97 from A/C 101-200-810-000 (Sanitation) \$1,820.00. General Govt.
14. PLANTE & MORAN - Audit Invoicing Corporate Fund Year End 06-30-97 - Inv. #17784-466558 dated 07-16-97 from A/C 101-200-817-000 (Professional & Consult) \$4,100.00. General Govt.

15. QUAD-TRAN OF MICHIGAN, INC. - Data Processing Services August 1997 - Inv. #2679 dated 07-31-97 from A/C 101-130-818-000 (Contractual Services) \$3,135.00 and from A/C 101-130-728-000 (Office Supplies) \$1,165.65. District Court.
16. SIGNATURE FORD - 1997 Ford Super XL Club Wagon - A/C 101-300-981-000 (Capital Outlay) \$21,993.80. Police Dept.
17. E.J. SPYRKA, DDS - Settlement Agreement Sewer Charge Dispute - A/C 592-537-929-000 (Sewage Disposal Charges) \$5,200.00. Water Trans.
18. STATEWIDE SECURITY TRANSPORT INC. - Prisoner Food & Lodging - Inv. dated 07-31-97 from A/C 101-200-868-000 (Prisoner Food/Lodging) \$9,135.81. District Court.
19. WADE-TRIM/ASSOCIATES - Construction Engineering Services Jackson Street Water Main Project - Inv. #054165 dated 07-09-97 from A/C 103-960-096 (Phase XI Waterline) \$3,221.20. Community Develop.
20. WADE-TRIM/ASSOCIATES - Prepare Plans & Specifications Katherine Street Bridge Removal - Inv. #054170 dated 07-09-97 from A/C 103-960-942-096 (Bridge Removal Beautification) \$3,860.80. Community Develop.
21. WATSON WYATT WORLDWIDE - Actuarial Services Retirement Programs - Inv. dated 07-29-97 from A/C 101-200-817-000 (Professional & Consult) \$3,975.00. General Govt.
22. WAYNE COUNTY DEPARTMENT OF ENVIRONMENT - 4th Quarter ECPAD O & M - Inv. #82158493 dated 08-05-97 from A/C 101-200-994-000 (ECPC) \$61,434.50. General Govt.
23. WAYNE COUNTY DEPARTMENT OF ENVIRONMENT - Bond Payments Rouge Valley - Inv. #598-87165 dated 08-06-97 from A/C 592-905-995-000 (Interest) \$24,910.58. Water Dept.
24. OLSON CEMENT COMPANY - Cement Work Various Locations - A/C 101-200-963-000 (Revolving Sidewalk/Weeds) \$40,500.00. General Govt.

Motion unanimously adopted.

- 97-436** Motion by Councilman Slomzenski, seconded by Councilman Baron, that Current Claim 6-7, Joseph Karoub Lawn Cutting Services be referred to a Committee of the Whole Session and that Mr. Karoub be contacted to attend the meeting to show documentation of dumping charges. Also Council requests the presence of Code Enforcement Officer Simakas.

Motion unanimously adopted.

- 97-437** Motion by Councilman Zulinski, seconded by Councilwoman Horvath, that the City Comptroller be authorized to advertise for bids, per specifications, for demolition of property at 20063 Powers, Lot 1043 and ½ of vacated alley in the rear thereof, Dearborn Homes Subdivision No. 4, as recorded in Liber 45, page of plats, Wayne County Records, Sidwell #33-052-02-1043-000, per the request of Building & Engineering Director Opalewski, communication dated August 13, 1997.

Motion unanimously adopted.

- 97-438** Motion by Councilman Paletko, seconded by Councilman Wyatt, that the City Comptroller be authorized to advertise for bids, per specifications, for one (1) CAS Blood Pressure Monitor, per the request of Fire Chief Langlois, communication dated August 14, 1997. Funds for this item have been approved in the 1997-98 Capital Outlay #335-981.

Motion unanimously adopted.

- 97-439** Motion by Councilman Baron, seconded by Councilman Paletko, that the low bid from Sun Environmental Systems, Inc., 23749 Research Drive, Farmington Hills, MI 48335

for the Katherine Street Bridge Removal Project, in the amount of \$109,815.00, for construction, including construction bid; \$14,600 construction engineering and \$9,085.00 for testing/contingencies for a total project cost of \$133,500.00 and payment thereof, be approved, per Community Development Director Oliverio, communication dated August 19, 1997. Further, that the Mayor and City Clerk sign the contract on behalf of the City and the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

Motion unanimously adopted.

- 97-440** Motion by Councilman Zulinski, seconded by Councilwoman Horvath, that the low bid from Genesis VII Corporation, PO Box 387, Wayne, MI 48184 for demolition of all buildings at 4509 Bedford, in the amount of \$2,975.00, and payment thereof, be approved, per Building & Engineering Director Opalewski, communication dated August 13, 1997. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

Motion unanimously adopted.

- 97-441** Motion by Councilwoman Horvath, seconded by Councilman Zulinski, that the City Council concurs with and approves the contract between the City of Dearborn Heights and Coquillard/Dundon/Peterson and Argenta, Inc. for the design and construction of the proposed new fire station, per Mayor Canfield, communication dated August 19, 1997. Further, that the Mayor and City Clerk be authorized to sign on behalf of the City.

Motion unanimously adopted.

- 97-442** Motion by Councilman Paletko, seconded by Councilman Wyatt, that the City Council concurs with and approves the Resolution Requesting Immediate Updating of the Rouge River Remedial Action Plan associated with the Rouge River Sewer Project Phase II, per Mayor Canfield, communication dated August 20, 1997.

Motion unanimously adopted.

- 97-443** Motion by Councilman Wyatt, seconded by Councilman Zulinski, that the City Council concurs with and approves the appointment of John Preston, 7266 Hillside Drive, to the Building Authority, term to expire June, 2003, per Mayor Canfield, communication dated August 20, 1997.

Motion unanimously adopted.

- 97-444** Motion by Councilwoman Horvath, seconded by Councilman Wyatt, that the City Council concurs with and approves the reappointment of Municipal Financial Consultants, Inc. as financial advisor to the City of Dearborn Heights, for the issuance of bonds for construction of the new fire station and agree to the fee schedule as provided by Treasurer Riley, communication dated August 16, 1997.

Motion unanimously adopted.

- 97-445** Motion by Councilwoman Horvath, seconded by Councilman Wyatt, that the City Council adopt the Resolution Declaring Official Intent to Reimburse Project Expenditures with Bond Proceeds submitted by Bond Counsel, Bodman, Longley & Dahling needed for reimbursement from bond proceeds relative to the construction of the new fire station, per Treasurer Riley, communication dated August 16, 1997. Further, that the City Clerk be authorized to sign.

Motion unanimously adopted.

- 97-446 Motion by Councilman Slomzenski, seconded by Councilman Wyatt, that Corporation Counsel be directed to research the possibilities or stopping the current practice of using years served on the City Council to calculate longevity pay for those who become elected or appointed to City job positions after City Council service, per Councilman Slomzenski, communication dated August 20, 1997.

Motion unanimously adopted.

- 97-447 Motion by Councilman Slomzenski, seconded by Councilman Wyatt, that Corporation Counsel be directed to research the possibilities of amending the City Pension Benefit Plan so as to prevent the use of time served as a Council member in the calculation of pension benefits for council members who become elected or appointed to City job positions after Council service, per Councilman Slomzenski, communication dated August 20, 1997.

Motion unanimously adopted.

- 97-448 Motion by Councilman Zulinski, seconded by Councilman Slomzenski, that the City Clerk be authorized to research, prepare and present to Council a condensed version of Council Minutes to be considered for publication in the City official newspaper per, Council Chairman Kosinski, communication dated August 20, 1997.

Motion unanimously adopted.

- 97-449 Motion by Councilman Baron, seconded by Councilman Wyatt, that the communication from Administrative Assistant Heise, dated August 19, 1997 re: the purchase and installation of fire evacuation displays and fire safety identification signs for all City buildings be postponed for two weeks.

AYES: Councilman Baron, Councilwoman Horvath, Council Chairman Kosinski, Councilman Wyatt, Councilman Zulinski.

NAYS: Councilman Paletko, Councilman Slomzenski.

ABSENT: None

Motion adopted.

- 97-450 Motion by Councilman Slomzenski, seconded by Councilman Wyatt, that the City Council accept the Mortan Salt quotation for sodium chloride for the 1997-98 snow and ice season, in the amount of \$29.52 per ton per, Public Service Administrator Blackburn, communication dated August 19, 1997. The price quoted is the same price paid last season.

Motion unanimously adopted.

- 97-451 Motion by Councilman Paletko, seconded by Councilman Baron, that a meeting be scheduled between Councilman Paletko, Councilman Baron and Police Officer Stewart to review City Ordinance Article VII Blight Sec. 7-302(9) with a report back to Council with recommendations. This issue was requested by Police Chief Webber, communication dated August 19, 1997.

Motion unanimously adopted.

- 97-452 Motion by Councilwoman Horvath, seconded by Council Wyatt, that the City Council concurs with and approves the disposal of the following items no longer usable at the John F. Kennedy Jr Library and the Caroline Kennedy Library:

8 - 15 Free Standing Drawer Units tag #'s 07041, 07042, 05109, 05110, 05111, 05210, 02348 and 02350 also 3 - 30 Table Top Model Drawer Units tag #'s 07043, 07046,

07048, per Recreation Director Grybel, communication dated August 20, 1997.
Motion unanimously adopted.

- 97-453** Motion by Councilman Slomzenski, seconded by Councilwoman Horvath, that the City Council concurs with and approves the purchase of one talking fire hydrant "Pluggie" from Robotronics, a single source provider, in the amount of \$5,002.00, and payment thereof, per Community Development Director Oliverio, communication dated August 11, 1997. Funds for this purchase to be allocated from CDBG Fire Education Account.

Motion unanimously adopted.

- 97-454** Motion by Councilman Zulinski, seconded by Councilwoman Horvath, that the request from Adventurescape Playground Project Coordinator for payment of various bids from Snively Forest Products, \$640.93; Home Depot, \$1,095.08 and Panetta's Landscaping, \$252.00 be approved, per Community Development Director Oliverio, communication dated August 20, 1997. Further, that Council give authorization to the Mayor to approve payment of invoices submitted for \$1500.00 or less.

Motion unanimously adopted.

- 97-455** Motion by Councilwoman Horvath, seconded by Councilman Wyatt, that the request from Jessica Enterprises, Inc. to transfer ownership of 1996 SDD-SDM licensed business from Edward H. & Evelyn Bashur, located at 20442 Van Born, Dearborn Heights, MI 48127, to Gorgis Mansour, 5060 West Pond Circle, West Bloomfield, MI 48223 and Andan Mansour, 3463 Pipers Glen, Sterling Heights, MI 48310 be approved and the Liquor Control Commission be so notified. This approval is subject to all construction being completed and building must pass all state and local building, fire, plumbing, zoning, sanitation and health codes and laws. A Temporary Certificate of Occupancy has been issued from the Building Department. Ref. #960003663 NLL.

Motion unanimously adopted.

- 97-456** Motion by Councilwoman Horvath, seconded by Councilman Wyatt, that the request from Hi Grade Steakhouse and Barbeque, Inc. to transfer ownership of 1993 Class C license in escrow at 6125 N. Telegraph, Dearborn Heights, MI from P.J.G. Corporation and transfer location to 25240 Ford, be approved and the Liquor Control Commission be so notified. Ref. #970001067.

Motion unanimously adopted.

- 97-457** Motion by Councilman Slomzenski, seconded by Councilman Wyatt, that the request from Clean Water Action, 4990 Northwind Drive, Suite 210, East Lansing, MI 48823 to conduct door-to-door canvassing for contributions and signatures of support beginning August 13, 1997 and ending November 13, 1997, be received, contents noted and filed.

Motion unanimously adopted.

- 97-458** Motion by Councilman Baron, seconded by Councilman Zulinski, that the meeting be adjourned.

Motion unanimously adopted.

The meeting adjourned at 10:10 p.m.

HELENE S. SHERIDAN
CITY CLERK

JOSEPH V. KOSINSKI, CHAIRMAN
CITY COUNCIL