

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

JUNE 28, 2005

05-217 The meeting was called to order at 8:07 p.m. by Council Chair Elizabeth J. Agius.

Roll Call showed the following:

Present: Council Chair Elizabeth J. Agius, Councilwoman Janet S. Badalow, Councilwoman Ann Brown, Councilman Bob Constan, Councilwoman Catherine L. Heise, Councilwoman Margaret M. Van Houten.

Absent: Councilman Kenneth R. Baron.

Also Present: Mayor Paletko, Administrative Assistant Kramarz, City Clerk Dudzinski, Deputy Clerk Pawlukiewicz, Deputy Comptroller Macari, Assessor Riedel, Building & Engineering Director Sobh, Police Chief Gust, Recreation Director Grybel, Public Service Administrator Franzil, Community & Economic Development Director Jamal, TIFA Administrator Oliverio.

The Pledge of Allegiance was led by Library Advisory Board member, Art Shy.

05-218 Motion by Councilman Constan, seconded by Councilwoman Brown, that the Agenda for the Regular Meeting of June 28, 2005, be approved with the deletion of item 2-A (Presentation of Council Citation).

Motion adopted.

05-219 Motion by Councilwoman Brown, seconded by Councilman Constan, that the Minutes from the Regular Meeting of June 14, 2005, be approved as submitted.

Motion adopted.

The Public Hearing for the Special Land Use Request to build a new car wash/oil change facility at 20475 W Warren opened at 8:08 P.M., by Council Chair Agius:

Council Chair Agius dispensed with the reading of the official Notice of a Public Hearing (see below).

PLEASE TAKE NOTICE that a Public Hearing will be held on Tuesday, June 28, 2005, by the Dearborn Heights City Council at the Administrative Offices, 6045 Fenton, Dearborn Heights, Michigan at 8:00 p.m. EST for the purpose of hearing comments, if any, to the proposed Special Land Use Request from Designers Group to erect a car wash/oil change facility at 20475 W. Warren, Dearborn Heights, Michigan, legally described as:

PART OF NE 1/4 FRAC SEC 10 T2S R10E DESC AS BEG S89D 36M 30S W 1101.20 FT AND S 00D 48M 00S E 60 FT FROM NE COR OF FRAC SEC 10 -- TH S 00D 48M 00S E 365 FT - TH S 89D 36M 00S W 80 FT - TH S 00D 48 M 00S E 2.84 FT - TH NWLY ALONG A CURVE TO THE LEFT RAD 105 FT ARC 1.07 FT CH N 45D 30M 29S W 1.07 FT - TH N 45D 48M 00S W 36.85 FT - TH NWLY ALONG A CURVE TO THE RIGHT RAD 45 FT ARC 35.34 FT CH N 23D 17M 54S W 34.44 FT - TH N 00D 48M 00S W 309.48 FT - N 89D 36M 00S E 120 FT POB 0.99 AC - K - 0.99. Parcel ID # 82 33 023 99 0005 700.20475 W. Warren, Dearborn Heights

This Notice is published by direction of the City Council under and by virtue of the City Clerk.

Written comments may be directed to the City Clerk's Office, 6045 Fenton, Dearborn Heights, Michigan 48127. Written objections to the proposed special land use may be submitted to the City Clerk's Office until 4:00 p.m. on the date of the hearing. Judy Dudzinski, City of Dearborn Heights, published June 15, 2005.

Councilwoman Van Houten asked if there were any communications delivered to the Clerk's office.

City Clerk responded that none had been received.

Council Chair Agius asked if there was anyone in the audience who wished to speak on the proposed oil change/car wash facility.

Chris Jossefides, 26130 W Warren "I was just questioning, is it just fast oil and lube or is it car wash too?"

Council Chair Agius "It's both an oil change and a car wash."

Mr. Jossefides "I am a car wash and land owner. I was just wondering the rule of thumb normally in car washes if you were to purchase a car wash or go out and build one if you were doing site planning you try to stick where it is where there is a three mile radius, a mile and a half one direction, mile and a half north, south, east and west. I've noticed, I am down the street in Detroit and there is a fast oil and lube almost right across the street from this location, it is struggling, it doesn't do well at all and then there is a car wash, there is actually three car washes on Telegraph that are right there. I know that I think that this person who is building this is also building another car wash on Telegraph with a fast oil and lube. It's great. I like to see Dearborn Heights go forward. I like to see people with an entrepreneurship idea. I just think there is a better usage maybe for him so he doesn't lose his money. Everybody is just going to struggle. The Telegraph location, I think the Shell Gas Station, is also building a fast oil and lube, is that correct?"

Council Chair Agius replied "Yes."

Mr. Jossefides "I guess you can build anything you want."

Council Chair Agius "It's not within our purview to tell people what they can build once it is an acceptable use. I think that the company in question has experience in oil change and car wash facilities so I think they have probably done there own market analyst and I think they are comfortable with the risk, as it were."

Mr. Jossefides "Do we have to change the zoning? Isn't that what this is about?"

Council Chair Agius "No there is no zoning change."

Mr. Jossefides "Oh, they can build anything they want there I just thought there was a difference in the zoning."

Councilman Constan "Certain types of uses have to be approved by the City Council and this is one of them."

Mr. Jossefides "I hope that area does well and I hope he does well."

Council Chair Agius "Very good, thank you. Anyone else in the audience on the Special Land Use Public Hearing, anyone at the table, hearing none I'll take a motion to close the Public Hearing."

05-220 Motion by Councilwoman Badalow, seconded by Councilman Constan, that the public hearing be closed.

Motion adopted.

The Public Hearing for the Special Land Use Request for property located at 20475 W Warren closed at 8:12 p.m.

05-221 Motion by Councilwoman Van Houten, seconded by Councilwoman Brown, that Fund Transfer 6-A and Current Claims 6-1 through 6-17, be approved as submitted.

- A. \$500.00 Transferred from Court Driver School (A/C 101-130-803-000) to Court Telephones (A/C 101-130-853-000) to cover additional cost in the telephone account.
- 1. Brandon Rogers & Assoc. – Site Plan Review – Invoice 5624 dated 6/1/05 from A/C 101-801-817-000 (Prof/Consult) \$1,720.92. See Budget Amendment. Bldg. Eng.
- 2. Bratcher Electric, Inc. – Electric Setup for Spirit Festival – Invoice 13190 dated 6/10/05 from A/C 101-691-891-000 (Spirit Festival) \$3,750.00. See Budget Amendment. Recreation.
- 3. Dbn. Hts. Soccer Association – Youth Soccer Allotment Spring 2005 – Ck. Request dated 6/22/05 from A/C 101-691-887-000 (Recreation Prog.) \$1,945.00. Recreation.
- 4. E & N Cement – Pavement Repairs – Invoice dated 6/20/05 from A/C 592-537-818-000 (Contract Serv.) \$54,812.53. Water Dept.
- 5. J.Q. Inc. – Grass & Weed Cutting Charges – Invoice dated 6/10/05, 6/20/05 and 6/17/05 from A/C 101-200-963-000 (Weeds) \$21,630.00. Bldg. Eng.
- 6. Motorola – Service Contract Justice Center – Ck. Request dated 12/06/05 from A/C 101-300-818-000 (Contract Serv.) \$8,214.00. See Budget Amendment. Police Dept.
- 7. Nagel Construction – Sewer Cleaning Program – Invoice 2103 dated 6/16/05 from A/C 592-540-818-030 (Contract Serv.) \$20,048.34. Water Dept.
- 8. Otis –Elevator Repair/Maint. – Invoice 18257001 dated 3/30/05, Invoice 17528001

- dated 1/19/05, Invoice 27216003 dated 11/10/04, Invoice 27212003 dated 11/3/04 and Invoice 25090011 dated 10/21/04 from A/C 101-130-932-000 (Repair/Maint) \$4,148.52. District Court.
9. Painter & Ruthenberg – April Transportation Fee to Woodland Meadows – Invoice 15665 dated 5/23/05 from A/C 101-200-810-000 (Sanitation) \$17,544.31. Gen Govt.
 10. Plante & Moran – Professional Services for 5/16-31/05 – Invoice 71029 dated 6/6/05 from A/C 101-440-818-000 (Contract Serv.) \$705.00 and A/C 592-537-818-000 (Contract Serv.) \$360.00. Gen. Govt.
 11. R & R Fire Truck Repair – Repairs to Fire Vehicles – Invoice 26910 dated 5/11/05 and Invoice 26941 dated 5/12/05 from A/C 101-335-932-000 (Repairs) \$9,971.35. Fire Dept.
 12. Sign-A-Rama Dearborn – Repair Sign at Eton Center – Invoice 2213 dated 5/31/05 from A/C 103-960-969-204 (Senior Citizens) \$2,133.00. CDBG.
 13. Sommers, Schwartz – Professional Services for Water/Sewer May 2005 – Invoice 189332 dated 6/6/05 from A/C 592-536-817-000 (Prof/Consult) \$2,464.00. Water Dept.
 14. State of Michigan MDOT – Progress Billing – Ford Road – Telegraph – Invoice 277132 and 277092 dated 6/3/05 from A/C 202-202-880-300 (Street Repairs) \$7,010.29. Major Streets.
 15. Statewide Security Transport – Prisoner Food & Lodging May 2005 – Invoice dated 6/8/05 from A/C 101-200-868-000 (Prisoners) \$3,032.50. Gen. Govt.
 16. Wade-Trim/Associates – Grade Review, Plot Plan Review – Invoice 86605 and 86606 dated 5/17/05 from A/C 101-371-809-000 (Eng Services) \$1,846.50. See Budget Amendment. Bldg Eng.
 17. Wayne County – Accounts Receivable – Traffic Signal Maint. – April, March, February – Invoice 1001496 dated 6/10/05, Invoice 1001546 dated 6/13/05 and Invoice 1001596 dated 6/15/05 from A/C 101-440-925-000 (Signal Main) \$12,566.49. See Budget Amendment. DPW Hwy.

Motion adopted.

- 05-222** Motion by Councilwoman Badalow, seconded by Councilwoman Van Houten, that the City Council concurs with and approves the Dearborn Heights Police Officers Association Contract extension on a day-to-day basis until a new agreement is reached, per Mayor Paletko, communication dated June 21, 2005. Current contract expires on June 30, 2005.

Motion adopted.

- 05-223** Motion by Councilwoman Badalow, seconded by Councilwoman Van Houten, that the City Council concurs with and approves the Dearborn Heights Police Supervisors Association Contract extension on a day-to-day basis until a new agreement is reached, per Mayor Paletko, communication dated June 21, 2005. Current contract expires on June 30, 2005.

Motion adopted.

- 05-224** Motion by Councilman Constan, seconded by Councilwoman Brown, that the communication from Mayor Paletko, dated June 21, 2005 re: Appointment of Mr. Chris Michalakakis, 4641 Dudley to the Housing Commission, term to expire July 2008, be received, contents noted and filed.

Motion adopted.

- 05-225** Motion by Councilwoman Heise, seconded by Councilman Constan, that the City Council concurs with and approves entering into an Agreement with Oakwood Healthcare System for an Employee Assistance Services Program for the City of Dearborn Heights, per Mayor Paletko, communication dated June 22, 2005. Further, that the Mayor be authorized to sign the Agreement upon review by Corporation Counsel.

Motion adopted.

- 05-226** Motion by Councilwoman Van Houten, seconded by Councilwoman Brown, that the City Council concurs with and approves the various budget amendment increase/decrease of expenditures as outlined, per Comptroller Barrow, communication dated June 26, 2005.

Motion adopted.

- 05-227** Motion by Councilman Constan, seconded by Councilwoman Badalow, that the City Council concurs with and approves the request to auction the following vehicles:

1987 Ford Pick-up – VIN #1FTC15Y0HLA24096

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1992 Ford Two-door – VIN #1ZVPT20C9N5225659
1987 Olds SW – VIN #1G3AM81W0HD392069
1989 Ford Two-door – VIN #1FABP41A9KF166123
1990 Mercury Four-door – VIN#2MECM75F8LX658547

Per, Police Chief Gust, communication dated June 7, 2005.

Motion adopted.

- 05-228** Motion by Councilwoman Van Houten, seconded by Councilman Constan, that the City Council concurs with and approves the proposal from Wade-Trim/Associates, Inc., 25251 Northline Road, P. O. Box 10, Taylor, MI 48180, to provide the City with the Federal Government sponsored Local Bridge Inspection Program, which includes inspecting 25 bridges, preparing a report documenting bridge conditions, photographing each structure and completion of the required MDOT inspection forms, at a cost not-to-exceed \$26,000.00, per Public Service Administrator Franzil, communication dated June 21, 2005. A funding request to TIFA will be made for their portion of the report and the balance from the DPW Contractual Services Account.

Motion adopted.

- 05-229** Motion by Councilwoman Badalow, seconded by Councilman Constan, that the City Council adopted the 2005-06 Tax Increment Finance Authority (TIFA) Budget as recommended by the TIFA Board, with the following addition that the salaries as outlined by position are approved as listed and that any changes to the salaries must be approved by the City Council, as outlined in a communication from TIFA Administrator Oliverio, dated June 21, 2005.

Motion adopted.

- 05-230** Motion by Councilman Constan, seconded by Councilwoman Badalow, that Corporation Counsel Assistant Mark S. Roberts be authorized to prepare the "Notice of Public Hearing" for the "Special Land Use Request" submitted to the Dearborn Heights Planning Commission, on Tuesday, July 26, 2005, by the City Council of the City of Dearborn Heights, at the Administration Building, 6045 Fenton Avenue, Dearborn Heights, Michigan at 8:00 p.m. for the purpose of hearing objections, if any, for the proposed basketball/field house to be located on the north side of Warren Road between Beech Daly and Inkster Road, (Salvation Army). Further, that the City Clerk be authorized to furnish said Notice to the official newspaper of record for publication.

Motion adopted.

- 05-231** Motion by Councilwoman Badalow, seconded by Councilwoman Brown, that City Council concurs with and approves the amended Motorola Services Agreement with Motorola, Attn: National Service Support, 1307 East Algonquin Road, Schaumburg, IL 60196, and authorize the Mayor to sign the amended Agreement.

Motion adopted.

- 05-232** Motion by Councilman Constan, seconded by Councilwoman Badalow, that the request from Parkmore Inc. to transfer stock in 2005 Class C licensed business, located at 25034 Ford, Dearborn Heights, MI 48127, Wayne County, by adding Clara Mirti as Joint Stockholder with Robert J. Mirti on 3,000 shares of stock, be approved and the Liquor Control Commission be so notified. ID# 281080.

Motion adopted.

- 05-233** Motion by Councilman Constan, seconded by Councilwoman Brown, that the meeting be adjourned.

Motion adopted.

The meeting adjourned at 8:57 p.m.

S. JUDITH DUDZINSKI
CITY CLERK

ELIZABETH J. AGIUS, CHAIR
CITY COUNCIL

MARIA E. LAWRENCE
COUNCIL/CLERK SECRETARY