

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

JUNE 22, 2004

04-200 The meeting was called to order at 8:02 p.m. by Council Chair Elizabeth J. Agius.

Roll Call showed the following:

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

Absent: None.

Also Present: Mayor Paletko, Administrative Assistant Kramarz, City Clerk Dudzinski, Deputy Clerk Pawlukiewicz, Treasurer Riley, Comptroller Barrow, Deputy Comptroller Macari, Assessor Riedel, Acting Building & Engineering Director Sobh, Deputy Police Chief Lazar, Recreation Director Grybel (arrived at 8:22 p.m.), Public Service Administrator Franzil, Community Development Director Jamal (arrived at 8:04 p.m.).

The Pledge of Allegiance was led by Treasurer John Riley.

04-201 Motion by Councilwoman Van Houten, seconded by Councilman Constan, that the Agenda for the Regular Meeting of June 22, 2004, be approved as submitted.

Motion unanimously adopted.

04-202 Motion by Councilwoman Brown, seconded by Councilwoman Badalow, that the Minutes from the Regular Meeting of June 8, 2004, be approved as submitted.

Motion unanimously adopted.

04-203 Motion by Councilman Constan, seconded by Councilwoman Van Houten, that the "Resolution to Establish an Industrial Development District" be adopted as follows:

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended, the City Council of the City of Dearborn Heights has the authority to establish "Industrial Development Districts" within the City of Dearborn Heights; and

WHEREAS, Ford Motor Company has petitioned the City of Dearborn Heights to establish an Industrial Development District on its property located in the City of Dearborn Heights hereinafter described; and

WHEREAS, construction, acquisitions, alterations, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Dearborn Press and Guide and/or public posting of the hearing on the establishment of the proposed district; and

WHEREAS, June 22, 2004 a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of the City of Dearborn Heights were afforded an opportunity to be heard thereon; and

WHEREAS, the City of Dearborn Heights deems it to be in the public interest of the City of Dearborn Heights to establish the Industrial Development District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the Dearborn Heights City Council of the City of Dearborn Heights that the following described parcel of land situated in the City of Dearborn Heights, Wayne County, and State of Michigan, to wit:

Land situation in the City of Dearborn Heights, County of Wayne, State of Michigan, described as follows: All that part of Lots 132 and 133 of ASSESSOR'S INKSTER PLAT NO. 5 of part of the West 12 of the Northwest ¼ of Section 29, Town 2 South, Range 10 East, Village of Inkster, Wayne County, Michigan, according to the plat thereof as described as: Commencing at the Southwest corner of Lot 132 for a point of beginning; thence Northerly along the Westerly line of Lot 132 a distance of 425 feet; thence Easterly along a line more or less parallel to the Southerly line of Lots 132 and 133, a distance of 510.56 feet more or less to a point on the Easterly line of Lot 133; thence Southerly along the Easterly line of Lot 133 a distance of 425 feet to the Southeast corner of Lot 133; thence Westerly along the Southerly line of Lots 132 and 133 a distance of 510.56 feet more or less to the point of beginning, subject to general taxes and assessments and utility easements.

Be and here is established as an Industrial Development District pursuant to the provision of Act No. 198 of the Public Acts of 1974 to be known as Dearborn Heights Industrial Development District NO. 1. Further, that the City Clerk be authorized to publish a notice of a public hearing on Tuesday, July 13, 2004 to hear objections, if any, to the request for an Industrial Facilities Exemption.

Aye: Councilwoman Agius, Councilwoman Badalow, Councilman Baron, Councilwoman Brown, Councilman Constan, Councilwoman Heise, Councilwoman Van Houten

Nays: None.

Absent: None.

Motion unanimously adopted.

04-204 Motion by Councilwoman Van Houten, seconded by Councilwoman Brown, that Fund Transfer 6-A and Current Claims 6-2 through 6-19, be approved as submitted. Further, that Current Claim 6-1 (A Land Construction, Inc.) be referred back to the Administration.

- A. \$10,000.00 from A/C 101-440-880-000 (Road Repairs) to A/C 101-440-782-000 (Road Maint. Supplies) to cover the cost of salt, cold patch and road maintenance.
2. ACCUMED BILLING, INC. – Ambulance Billing May 2004 – Inv. dated 06/03/04 from A/C 101-000-626-000 (Ambulance) \$5,019.69. Fire Dept.
3. BINGE LAWN SPRINKLERS – Warren Avenue Streetscape Repairs – Inv. 405 dated 05/27/04 from A/C 274-673-935-093 (Warren Ave.) \$2,605.00. Misc. Grants.
4. CUMMINGS, MC CLOREY, DAVIS & ACHO – Labor Attorney Matters April 2004 – Inv. 59261 dated 05/17/04 from A/C 101-200-817-000 (Prof/Consult) \$4,160.00. Gen. Govt.
5. SOMMERS, SCHWARTZ, SILVER & SCHWARTZ – Legal Services Water Issues – Inv. 181456 dated 06/04/04 from A/C 592-536-817-000 (Prof/Consult) \$3,212.00. Water Dept.
6. E & N CEMENT – Pavement Repairs (2) Invoices dated 06/15/04 from A/C 592-537-818-000 (Contract Serv.) \$20,204.24 and A/C 101-440-880-000 Road Repairs \$29,953.84. DPW-Water.
7. HEIGHTS TREE SERVICE – Tree Trimming/Removals – Inv. 34 dated 06/12/04 from A/C 101-440-820-000 (Trees) \$4,290.00. DPW-Highway.
8. J Q INC. – Grass/Weed Cutting Various Locations – Inv. dated 05/21/04 and 06/04/04 from A/C 101-200-963-000 (Weeds) \$19,595.00. Gen. Govt.
9. LANZO LINING SERVICES – Sanitary Sewer Various Locations – Outfall Pipe Reconstruction – Inv. dated 05/28/04 and 06/09/04 from A/C 592-540-818-040 (Sewer Lining) \$271,909.00. Water Dept.
10. NAGEL CONSTRUCTION – Sewer Cleaning Program – Inv. 1944 dated 06/10/04 from A/C 592-540-818-030 (Contract Serv.) \$15,246.30. Water Dept.
11. PLANTE & MORAN – Accounting Services May 16-31, 2004 – Inv. 987975 dated 06/10/04 from A/C 101-200-817-000 (Prof/Consult) \$445.00 and A/C 592-536-817-000 (Prof/Consult) \$2,725.00. Gen. Govt.
12. QUAD-TRAN OF MICHIGAN – Data Processing June 2004 – Inv. 4365 dated 05/28/04 from A/C 101-130-818-000 (Contract Serv.) \$3,600.00 and A/C 101-130-728-000 (Supplies) \$696.85. Court.
13. STATE OF MICHIGAN – MDOT – Project Final Telegraph, Ecorse Creek – Van Born – Inv. AF 266230 dated 05/25/04 from A/C 202-202-880-300 (Streets) \$438.07. Major Streets.
14. WADE-TRIM/ASSOCIATES – Plan Review, Plot Plans, Gas Service – Inv. 82705, 82706, and 82704 dated 05/26/04 from A/C 101-371-809-000 (Engineering) \$2,222.00. Bldg/Eng.
15. WADE-TRIM/ASSOCIATES – Residential Rehab Manual Amendments – Inv. 82711 dated 05/26/04 from A/C 103-960-900-203 (Residential Rehab) \$3,492.00. CDBG.
16. WADE-TRIM/ASSOCIATES – Warren Ave Streetscape – Construct/Admin. – Inv. 82783 dated 05/27/04 from A/C 274-673-935-093 (Warren Ave) \$1,975.48. Misc. Grants.
17. WADE-TRIM/ASSOCIATES – Warren Ave Streetscape Sign Admin. – Inv. 82795 dated 06/08/04 from A/C 274-673-935-093 (Warren Ave) \$4,003.60. Misc. Grants.
18. WAYNE COUNTY – DEPARTMENT OF ENVIRONMENT – Excess Flow Downriver – May 2004 – Inv. 222149 dated 05/31/04 from A/C 592-537-929-000 (Sewage Disposal) \$22,765.00. Water Dept.
19. WAYNE COUNTY – DEPARTMENT OF PUBLIC HEALTH – Cross Connection 01/04 – 03/04 – Inv. 222180 dated 05/28/04 from A/C 592-537-818-000 (Contract Serv.) \$4,142.00. Water Dept.

Motion unanimously adopted.

04-205 Motion by Councilman Baron, seconded by Councilwoman Badalow, that the sole bid from the Press & Guide Newspapers, 15340 Michigan Avenue, Dearborn, MI 48126, for the City's Legal Printing, in the amount of \$6.00 per column inch for ads submitted on disk and \$12.50 for ads not submitted on disk, be approved, per Comptroller Barrow, communication dated June 15, 2004.

Motion unanimously adopted.

- 04-206** Motion by Councilwoman Badalow, seconded by Councilman Constan, that the City Council concurs with and approves the by-laws for the Dearborn Heights Commission on Disability Concerns as drafted by Councilwoman Janet S. Badalow with the concurrence of Mayor Paletko, communication dated June 14, 2004.

Motion unanimously adopted.

- 04-207** Motion by Councilman Baron, seconded by Councilwoman Heise, that the City Council concurs with and approves a two-year Lease Agreement under the Executive Lease Car Program with Ford Motor Company for one (1) Crown Victoria at the lease amount of \$825.00 per month which includes insurance and all maintenance, per Mayor Paletko, communication dated June 16, 2004.

Motion unanimously adopted.

- 04-208** Motion by Councilman Baron, seconded by Councilman Constan, that the communication from Mayor Paletko, dated June 16, 2004 re: Naming of the Canfield Center Tennis Courts be referred to the Recreation Commission for recommendation.

Motion unanimously adopted.

- 04-209** Motion by Councilwoman Van Houten, seconded by Councilwoman Badalow, that the City Council concurs with and approves the "Resolution Authorizing Installment Purchase Financing for Telephone Equipment", per Treasurer Riley, communication dated June 16, 2004. Further, that the Clerk be authorized to sign the resolution on behalf of the City.

Motion unanimously adopted.

- 04-210** Motion by Councilman Baron, seconded by Councilman Constan, that the Budget Amendment to balance out accounts for year-end be approved as follows:

INCREASE/DECREASE EXPENDITURES:

Street Lighting:	A/C 101-200-926-000	\$ 22,000.00
Capital Outlay:	A/C 101-223-981-500	\$ 860.00
Retiree Payout:	A/C 101-300-706-030	\$ 29,000.00
Repair/Maintenance:	A/C 101-300-932-000	\$ 10,000.00

INCREASE REVENUES:

Disruption Permit:	A/C 101-000-486-000	\$ 61,860.00
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Per, Comptroller Barrow, communication dated June 16, 2004.

Motion unanimously adopted.

- 04-211** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the City Council concurs with and approves the purchase of an upgrade to the City's existing Novell server hardware and software from Computer Technologies Inc., 1721 Crooks Road – Suite 100, Troy, MI 48084, in an amount not-to-exceed \$15,000.00, and payment thereof, per Comptroller Barrow, communication dated June 15, 2004.

Motion unanimously adopted.

- 04-212** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Budget Amendment to cover the cost of the upgrade to the City's existing Novell server hardware and software be approved as follows:

INCREASE REVENUES	DISRUPTION PERMIT INCOME
A/C # 101-000-486-000	\$ 15,000.00
INCREASE EXPENDITURES	DATA PROCESSING CAPITAL OUTLAY
A/C # 101-258-981-000	\$ 15,000.00

Per, Comptroller Barrow, communication dated June 15, 2004.

Motion unanimously adopted.

- 04-213** Motion by Councilman Constan, seconded by Councilwoman Brown, that the City Council

concurs with and approves the Executive Summary of Amendments to the Residential Rehabilitation Program as follows:

1. Residential Rehabilitation Program Manual – Section 6 – Inspection and Lead-based Paint Requirements; The Program Manual has been amended to include procedural documentation for the relocation of Program participants, if temporary voluntary relocation is so determined by the Housing R rehabilitation Specialist and/or certified lead contractor. Amended procedures pertain to general information notices, notices of non-displacement, payment of relocation costs (both people and property is required).
2. Residential Rehabilitation Program Homeowner-Contractor Agreement – The Agreement has been amended to include a clause delineating “Voluntary Temporary Homeowner Relocation Assistance”. This clause specifies compliance with all City procedures (as delineated in Residential Anti-Displacement and Temporary Relocation Plan – for Activities Funded by: the US Department of Housing and Urban Development (HUD) for occupant relocation during housing rehabilitation.
3. Residential Rehabilitation Program Residential Anti-Displacement and Temporary Relocation Plan for Activities Funded by: The US Department of Housing and Urban Development (HUD) – This Plan is intended to inform the public of the compliance of the City of Dearborn Heights, Wayne County, MI with the requirements of federal regulations 24 CFR 570.606 under entitlement grantee requirements and Section 104(d) of the Housing and Community Development Act of 1974. The Plan outlines reasonable steps, which the City will take to minimize displacement and ensure compliance with all applicable federal and state relocation requirements for activities funded by HUD, per Community and Economic Development Director Jamal, communication dated June 15, 2004.

Motion unanimously adopted.

- 04-214** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Resolution from the City of Wyandotte re: Termination of Wayne County Service Agreement to Operate the Sewage Treatment Plant, be received, contents noted and filed.

Motion unanimously adopted.

- 04-215** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Resolution from the City of Southgate re: Excessive Expenditures Over Revenues Downriver Sewer System, be received, contents noted and filed.

Motion unanimously adopted.

- 04-216** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Resolution from the City of Romulus re: Opposition to Exorbitant Overhead Charges Downriver Sewer System by Wayne County, be received, contents noted and filed.

Motion unanimously adopted.

- 04-217** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Resolution from the City of Riverview re: Opposition to Exorbitant Overhead Charges Downriver Sewer System by Wayne County, be received, contents noted and filed.

Motion unanimously adopted.

- 04-218** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Resolution from the City of River Rouge re: Wayne County Downriver Sewer System, be received, contents noted and filed.

Motion unanimously adopted.

- 04-219** Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Resolution from the City of Sterling Heights re: Moratorium on Detroit Water and Sewer Rate Increases, be received, contents noted and filed.

Motion unanimously adopted.

- 04-220** Motion by Councilwoman Badalow, seconded by Councilman Baron, that the business license renewals for Hi-Grade Steakhouse, 25240 Ford Road, Red Ruby, 8625 N Telegraph and Varsity Club Lounge, 24676 Ford Road, be approved.

Motion unanimously adopted.

04-221 Motion by Councilman Baron, seconded by Councilwoman Van Houten, that the meeting be adjourned.

Motion unanimously adopted.

The meeting adjourned at 8:58 p.m.

S. JUDITH DUDZINSKI
CITY CLERK

MARIA E. LAWRENCE
COUNCIL/CLERK SECRETARY

ELIZABETH J. AGIUS, CHAIR
CITY COUNCIL