

MINUTES MAY 25, 2021
ELECTRONICALLY HELD REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL
VIRTUAL MEETING

21-210 The meeting was called to order at 7:07 p.m. by Council Chairwoman Malinowski Maxwell.

Roll Call showed the following:

Present: Council Chairwoman Malinowski Maxwell (Dearborn Heights, MI), Council Chair Pro Tem Dave Wassim Abdallah (Dearborn Heights, MI), Councilman Zouher Abdel-Hak (Dearborn Heights, MI), Councilman Mo Baydoun (Dearborn Heights, MI), Councilman Robert Constan (Dearborn Heights, MI), Councilman Ray Muscat (Dearborn Heights, MI), Councilman Tom Wencel (Dearborn Heights, MI).

Absent: None.

Also Present: City Clerk Senia, Mayor Bazzi, Treasurer Hicks-Clayton, Chief of Staff Hernandez, City Engineer Dib, Community and Economic Development Director Hachem, Comptroller Jawad, Corporation Counsel Miotke, DPW Director Selmi, Emergency Management Coordinator Gavin, Fire Chief Brogan, Grants and Budget Compliance Director Jamal, Human Resource Director Sobota-Perry, Library Director McCaffery, Ordinance Enforcement and Animal Control Director Dishroon, Parks and Recreation Director Constan, Police Chief Meyers.

The Pledge of Allegiance was led by Councilman Tom Wencel.

A moment of silence was observed for Cpl. Jason Makowski on the 15th anniversary of his death in the line of duty.

21-211 Motion by Councilman Baydoun, seconded by Councilman Constan to approve the May 25, 2021 Electronically Held Regular Meeting Amended Agenda as submitted.

Motion unanimously adopted

21-212 Motion by Councilman Constan, seconded by Councilman Baydoun to approve the Minutes for the Electronically Held Regular Meeting of May 11, 2021, as outlined in 4-A.

Motion unanimously adopted

21-213 Motion by Councilman Baydoun, seconded by Councilman Constan to open the Public Hearing for the purpose of hearing comments and/or objections, if any, to the proposed Alley Vacation off of Waverly behind Warren, as outlined in 5-A. Per City Clerk Senia communication dated May 17, 2021.

Motion unanimously adopted

The Public Hearing was called to order at 7:34 p.m. by Council Chairwoman Malinowski Maxwell.

City Council Chairwoman Malinowski Maxwell asked if there were any comments on the proposed Alley Vacation off of Waverly, behind Warren.

There were several questions from council members as to what it would be used for and if it would be taxed. Assessor Comer clarified that the current owner has been using it for an entrance, parking, etc. without paying for it. If the council approved the vacation, the owner would be able to repave and use the alley legitimately, and would start paying taxes on the property from this point forward.

Councilman Abdallah stated that it would be a logical decision based on the location of the alley. Mayor Bazzi commented that the owner may open up a daycare here and that it would also give them opportunity to make the property safer.

There were no comments from the public.

After hearing the remarks, the following motion was offered.

- 21-214** Motion by Councilman Baydoun, seconded by Councilman Muscat to close the Public Hearing, as outlined in 5-A.

Motion unanimously adopted

The Public Hearing closed at 7:42 p.m.

- 21-215** Motion by Councilman Baydoun, seconded by Councilman Abdel-Hak to approve the Alley Vacation off of Waverly behind Warren. It is a 20 foot wide alley off of Waverly adj. on the south side to lots 134 and 153 and adj. on the north side to lots 154 thru 166 in the MAXWELLS WARREN TELEGRAPH SUB T2S R10E L51 P53, as outlined in 5-A.

Motion unanimously adopted

- 21-216** Motion by Councilman Muscat, seconded by Councilman Baydoun to open the Public Hearing for the purpose of hearing comments and/or objections, if any, to the proposed Alley Vacation between Mayburn and Telegraph behind Warren, as outlined in 5-B. Per City Clerk Senia communication dated May 17, 2021.

Motion unanimously adopted

The Public Hearing was called to order at 7:43 p.m. by Council Chairwoman Malinowski Maxwell.

City Council Chairwoman Malinowski Maxwell asked if there were any comments on the proposed Alley Vacation between Mayburn and Telegraph, behind Warren.

Councilman Abdallah stated his support for the potential development of this property after it has been sitting vacant for so long.

Councilman Abdel-Hak questioned whether this property could benefit from TIFA in anyway. TIFA Administrator Roscoe answered and clarified that it wasn't in the TIFA district.

There were no comments from the public.

After hearing the remarks, the following motion was offered.

- 21-217** Motion by Councilman Muscat, seconded by Councilman Baydoun to close the Public Hearing, as outlined in 5-B.

Motion unanimously adopted

The Public Hearing closed at 7:46 p.m.

- 21-218** Motion by Councilman Muscat, seconded by Councilman Baydoun to approve the Alley Vacation between Mayburn and Telegraph behind Warren. It is a 20 foot wide alley between Mayburn and Telegraph adj. on the south side to lot 235 and adj. on the north side to lots 236 and 241 in CONLEYS WARREN TELEGRAPH SUB T2S R10E L51 P71 WCR, as outlined in 5-B.

Motion unanimously adopted

- 21-219** Motion by Councilman Abdallah, seconded by Councilman Muscat to approve Current Claims 6-1 through 6-29 as submitted.

1	All Brite Refinishing, LLC	Rep/Maint	\$2,000.00	Parks & Recreation
2	Amazon.com	Prof/Con	\$3,121.42	Police
3	Amazon	Capital Outlay	\$3,342.77	Library
4	Bowles Brothers Services, Inc.	Cont. Serv	\$19,740.00	Water

5	Central Wayne County Sanitation Authority	Sanitation	\$72,597.52	General Govt
6	Dearborn Postmaster	Supplies	\$10,000.00	Water
7	Filter Engineering	Rep/Maint	\$2,846.34	Building & Maint
8	GFL Environmental	Sanitation	\$204,564.68	General Govt
9	Grainger	Supplies	\$599.10	Building & Maint
	Grainger	Cap5000	\$1,304.40	Building & Maint
10	Great Lakes Water Authority	Water Purchase	\$334,193.68	Water
11	Hydro Corp	Cont. Serv	\$2,976.00	Water
12	Matt's Auto Service	Rep/Maint	\$2,797.48	Police
13	Medrisk	Workers Comp	\$3,327.23	General Govt
14	Midwest Tape	Member Dues	\$2,735.95	Library
15	Mike's Market	Misexp Drg	\$5,405.00	Police
16	Miotke, Gary T.	Coun. Serv	\$11,892.00	General Govt
17	New Benefits, Ltd.	Hosp Ins	\$2,201.50	Human Resource
18	Nowicki's Plumbing	Rep/Maint	\$3,425.00	Building & Maint
19	Pipetek Infrastructure Services, LLC	Cont. Serv	\$17,056.62	Water
20	Plante & Moran	Prof/Con	\$9,000.00	Water
21	Schenk & Bruetsch, PLC	Council/Legal Fees	\$313.52	General Govt
22	Secrest, Wardle, Lynch, Hampton, et al	Coun. Serv	\$14,162.00	General Govt
23	Staples	Supplies	\$662.15	All Departments
	Staples	Supplies	\$860.77	All Departments
	Staples	Supplies	\$315.76	All Departments
	Staples	Supplies	\$435.17	All Departments
	Staples	Supplies	\$21.22	All Departments
	Staples	Supplies	\$139.41	All Departments
	Staples	Supplies	\$798.77	All Departments
24	Wade Trim	Street Const	\$1,925.00	DPW
25	Wade Trim	Street Const	\$3,217.36	DPW
26	Wade Trim	Watermain	\$17,281.25	Community Dev
27	Wade Trim	CSO L43	\$53,875.19	Water
	Wade Trim	A.A. Tr. Wtr Mn	\$20,615.00	Water
28	Wayne County	Traffic Light Maint	\$3,649.29	DPW - Highway
29	Winder Police Equipment	Rep/Maint Equip	\$2,779.10	Police

Motion unanimously adopted

- 21-220** Motion by Councilman Abdallah, seconded by Councilman Constan to refer back to administration the bid award for the 2020-2021 CDBG Watermain Improvements on Joy Road and Virgil Avenue, as outlined in 7-A. Per DPW Director Selmi communication dated May 18, 2021.

Motion unanimously adopted

- 21-221** Motion by Councilman Abdel-Hak, seconded by Councilman Abdallah to refer back to administration the Lower Rouge CSO L-42 Sewer Separation Program, as outlined in 7-B. Per DPW Director Selmi communication dated May 18, 2021.

Motion unanimously adopted

- 21-222** Motion by Councilman Muscat, seconded by Councilman Abdel-Hak to authorize the Comptroller's Office to advertise for bids for FEMA/MSP Flood Home Mitigation Grant – PDMC-PJ-05-MI-2016-001 funded activities; including specifications, drawings, profiles, and estimates for demolition and ground restoration to establish an open space that is environmentally safe and healthy for the general public, as outlined in 7-C. Per Mayor Bazzi communication dated May 18, 2021.

Motion unanimously adopted

21-223 Motion by Councilman Baydoun, seconded by Councilman Muscat to authorize the Comptroller's Office to advertise for bids for the City Sidewalk Replacement Program, including specifications, drawings, profiles, and estimates, as outlined in 7-D. Per Mayor Bazzi communication dated May 18, 2021.

Motion unanimously adopted

21-224 Motion by Councilman Muscat, seconded by Councilman Abdallah to approve the Residential Purchase Agreement for 24339 Currier in the amount of \$98,000.00. In addition, authorize the Mayor and City Clerk to sign the agreement on behalf of the City, as outlined in 8-A. Per Mayor Bazzi communication dated May 18, 2021.

Motion unanimously adopted

21-225 Motion by Councilman Abdallah, seconded by Councilman Abdel-Hak to concur with the Mayoral appointment of Mr. Ali Berry to the Planning Commission, term to expire in January, 2023. This appointment is to replace Mr. Wissam Fadlallah, whose term expired December 2020, as outlined in 8-B. Per Mayor Bazzi communication dated May 17, 2021.

Motion unanimously adopted

21-226 Motion by Councilman Muscat, seconded by Councilman Baydoun to concur with the Mayoral appointment of Mr. Scott M. Morgan to the Zoning Board of Appeals, term to expire in January, 2023. This appointment is to replace Mr. Ali Berry, who recently resigned to join the Planning Commission, as outlined in 8-C. Per Mayor Bazzi communication dated May 17, 2021.

Rescind
21-302
06/22/21

Motion unanimously adopted

21-227 Motion by Councilman Abdallah, seconded by Councilman Baydoun to authorize the Treasurer's Office to open new bank accounts for the restricted funds and authorize the Comptroller's Office to create new G/L Accounts for expenditures for each of the following restricted accounts, as outlined in 9-A. Per Treasurer Hicks-Clayton communication dated May 18, 2021.

American Relief Plan Act	ACT 345 (General Fund)
Tax Administration Fee 1%	Sanitation Act 278
Cable Reimbursement	EPA Account
Dispatch/911 Reimbursements	

Motion unanimously adopted

21-228 Motion by Councilman Baydoun, seconded by Councilman Muscat to approve the summer tax due date extension from Sunday, August 15, 2021 to Monday, August 16, 2021. Taxes will be collected without penalty fees and late interest through August 16, 2021, as outlined in 9-B. Per Treasurer Hicks-Clayton communication dated May 18, 2021.

Motion unanimously adopted

21-229 Motion by Councilman Muscat, seconded by Councilman Abdallah to refer back to administration the HOME Consortium with the cities of Livonia, Lincoln Park, Taylor, Dearborn, and the County of Wayne, as outlined in 9-C. Per CEDD Director Hachem communication dated May 17, 2021.

Motion unanimously adopted

21-230 Motion by Councilman Muscat, seconded by Councilman Baydoun to approve the PY 2021-2025 Five Year Consolidated Plan along with all supporting documentation including the PY 2021-2022 CDBG Action Plan. In addition, authorize the Mayor to sign the Certifications, SF-424 Application and SF424D Assurances on behalf of the City, as outlined in 9-D. Per CEDD Director Hachem communication dated May 17, 2021.

Motion unanimously adopted

21-231 Motion by Councilman Baydoun, seconded by Councilman Muscat to approve Change Order No. 1 in the amount of \$59,943.63 and Certificate for Payment No. 7 in the total amount of \$357,169.05 as prepared by Wade Trim for the CSO-L43 Combined Sewer Separation Project, as outlined in 9-E. Per DPW Director Selmi communication dated May 18, 2021.

Motion unanimously adopted

21-232 Motion by Councilman Constan, seconded by Councilman Baydoun to approve the extension of the tree trimming contract with Dearborn Tree in the amount of \$90,000.00 and for the term of July 1, 2021 thru June 30, 2022. The pricing will remain the same as bid in May, 2019, as outlined in 9-F. Per DPW Director Selmi communication dated May 17, 2021.

Motion unanimously adopted

21-233 Motion by Councilman Baydoun, seconded by Councilman Abdel-Hak to authorize the Comptroller to transfer funds from the Capital Outlay Account (101-335-981.000) in the amount of \$6,263.26 into the Fire Truck and Squad Interest Account (101-335-992.008) to cover the interest payment on the fire truck, as outlined in 9-G. Per Fire Chief Brogan communication dated May 18, 2021.

Motion unanimously adopted

21-234 Motion by Councilman Baydoun, seconded by Councilman Constan to approve the Proposed 2021-2022 TIFA Budget, as outlined in 9-H. Per TIFA Chairman Emery communication dated April 21, 2021.

Motion unanimously adopted

21-235 Motion by Councilman Abdallah, seconded by Councilman Constan to refer back to Secrest Wardle the recommendation from the Planning Commission to amend the Zoning Ordinance and re-zone the property located at 24045 Warren Avenue from its current CX District to a C2 District, as outlined in 9-I. Per Planning Commission Chair Zammitt communication dated May 17, 2021.

Motion unanimously adopted

21-236 Motion by Councilman Muscat, seconded by Councilman Baydoun to refer back to Secrest Wardle the recommendation from the Planning Commission to amend the Zoning Ordinance and re-zone the property located at 7018 Mayburn from its current R1 District to a C2 District, as outlined in 9-J. Per Planning Commission Chair Zammitt communication dated May 17, 2021.

Motion unanimously adopted

21-237 Motion by Councilman Baydoun, seconded by Councilman Abdel-Hak to move that Proposed Ordinance No. H-21-01, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, ESTABLISHING AN ECORSE CREEK COMMISSION; PROVIDING FOR ITS COMPOSITION, TERMS AND ADMINISTRATIVE SUPPORT; DEFINING ITS PURPOSE, DUTIES AND RESPONSIBILITIES; AND REGULATING ITS MEETINGS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEARBORN HEIGHTS, THAT THE CODE OF ORDINANCES OF THE CITY OF DEARBORN HEIGHTS, MICHIGAN, IS HEREBY AMENDED BY ADDING DIVISION 7 UNDER CHAPTER 2, ARTICLE VI, AS WELL AS BY ADDING A SECTION, TO BE NUMBERED 2-593, be considered read for the second time and become effective upon publication, as outlined in 11-A. Per Mayor Bazzi communication dated May 18, 2021.

Motion unanimously adopted

21-238 Motion by Councilman Abdallah, seconded by Councilman Baydoun to move that Proposed Ordinance No. H-21-02, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, ESTABLISHING A COMMISSION ON BUSINESS; PROVIDING FOR ITS COMPOSITION, TERMS AND ADMINISTRATIVE SUPPORT; DEFINING ITS PURPOSE, DUTIES AND RESPONSIBILITIES; AND REGULATING ITS MEETINGS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEARBORN HEIGHTS, THAT THE CODE OF ORDINANCES OF THE CITY OF DEARBORN HEIGHTS, MICHIGAN, IS HEREBY AMENDED BY ADDING DIVISION 8 UNDER CHAPTER 2, ARTICLE VI, AS WELL AS BY ADDING A SECTION, TO BE NUMBERED 2-594, be considered read for the second time and become effective upon publication, as outlined in 11-B. Per Mayor Bazzi communication dated May 18, 2021.

Motion unanimously adopted

21-239 Motion by Councilman Muscat, seconded by Councilman Abdallah to move that Proposed Ordinance No. H-21-03, AN ORDINANCE TO AMEND THE DEARBORN HEIGHTS CODE OF ORDINANCES, CHAPTER 7, BUILDING AND BUILDING REGULATIONS, ARTICLE IX, MINIMUM HOUSING STANDARDS, DIVISION 10, TO REVISE THE REGISTRATION AND INSPECTION REQUIREMENTS FOR ALL RENTAL DWELLINGS, be considered read for the first time, as outlined in 11-C. Per Mayor Bazzi communication dated May 18, 2021.

Motion unanimously adopted

21-240 Motion by Councilman Constan, seconded by Councilman Abdel-Hak to renew the Business Licenses for Applebee's #8085 at 26582 Ford, Cariera's Cucina Italiana at 6565 N. Telegraph and Fetzer's on the Beech at 5127 S. Beech Daly, as outlined in 13-A.

Motion unanimously adopted

21-241 Motion by Councilman Baydoun, seconded by Councilman Abdel-Hak to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 10:14 p.m.

LYNNE M. SENIA
CITY CLERK

DENISE MALINOWSKI MAXWELL
COUNCIL CHAIRWOMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY