

MINUTES FEBRUARY 25, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

Approved for the Agenda of:

03-11-25

APPROVED

Motion No. 25 - 125

25-093 The meeting was called to order at 6:31 p.m. by Council Chairman Mo Baydoun.

Roll Call showed the following:

Present: Council Chairman Mo Baydoun, Council Chair Pro Tem Hassan Ahmad, Councilwoman Nancy Bryer, Councilman Robert Constan, Councilwoman Denise Malinowski Maxwell, Councilman Hassan Saab, Councilman Tom Wencel.

Absent: None.

Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Building & Engineering Director Watland, Chief of Staff Hernandez, City Engineer Dib, Comptroller Shepard, DPW Director Danci, Fire Chief Brogan, IT Director Cooper, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Dishroon, Parks & Recreation Director Zboznik, Acting Police Chief Haidar.

The Pledge of Allegiance was led by Blake Perry.

Council Chairman Pro Tem Ahmad and Council Chairman Baydoun presented a Certificate of Recognition to local business Hashem's Roastery & Meat Market.

25-094 Motion by Councilman Saab, seconded by Councilman Constan to approve the Agenda for the Regular Meeting of February 25, 2025 as submitted.

After further discussion, the motion was amended to reflect the following:

Motion by Councilman Saab, seconded by Councilman Constan to approve the Agenda for the Regular Meeting of February 25, 2025 as submitted, with the addition of Item 11-C from Councilman Wencel – Resolution Regarding Short Term Rentals.

Ayes: Council Chairman Baydoun, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel.

Nays: Council Chair Pro Tem Ahmad, Councilwoman Bryer.

Absent: None.

Motion adopted

25-095 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Minutes for the Special Meeting of February 11, 2024, as outlined in 4-A.

Motion unanimously adopted

25-096 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Minutes for the Regular Meeting of February 11, 2024, as outlined in 4-B.

Motion unanimously adopted

25-097 Motion by Councilman Saab, seconded by Councilman Constan to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted.

After further discussion, the motion was amended to reflect the following:

Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted, with the removal of 6-12, 6-13, 6-24 and 6-26.

Ayes: Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel.

Nays: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan.

Absent: None.

Motion defeated

25-098 Motion by Councilman Constan, seconded by Councilman Ahmad to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted.

After further discussion, the motion was amended to reflect the following:

Motion by Councilman Constan, seconded by Councilwoman Bryer to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted, with the removal of 6-12 and 6-13.

Ayes: Councilwoman Bryer, Councilman Constan.

Nays: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Malinowski Maxwell, Councilman Saab. Councilman Wencel.

Absent: None.

Motion defeated

25-099 Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted, with the removal of 6-12, 6-13, 6-24 and 6-26.

Ayes: Council Chairman Baydoun, Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel.

Nays: Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan.

Absent: None.

Motion defeated

25-100 Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted, with the removal of 6-12, 6-13, 6-24 and 6-26.

After further discussion, the motion was amended to reflect the following:

Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, as submitted, with the removal of 6-12, 6-13, 6-24 and 6-26, and request that Claim 6-26 be resubmitted with itemized backup.

1	Ajax Materials	\$7,513.90
2	Allied Inc.	\$2,520.00
3	Amazon	\$17,455.39
4	Bidigare Contractors	\$16,736.93
5	Bill's Garage	\$3,487.81
6	Bound Tree Medical	\$3,944.50
7	Bound Tree Medical	\$3,623.45
8	Cummins Sales & Service	\$2,126.08
9	Demco	\$9,667.61
10	Dominion Voting	\$26,570.14
11	Dominion Voting	\$1,830.00
12	Duke's Root Control	\$9,072.50

13	Duke's Root Control	\$5,268.26
14	Eastern Michigan University	\$3,500.00
15	Eastern Michigan University	\$3,500.00
16	Enzo's Cleaning Solutions	\$2,107.50
17	Ferguson Waterworks	\$4,000.00
18	Handtevy	\$4,277.43
19	Health Joy	\$1,683.50
20	Hoopla	\$1,928.82
21	Hydrocorp	\$3,721.50
22	Hydrocorp	\$3,721.50
23	Hyrdocorp	\$3,721.50
24	IB Electric	\$7,000.00
25	Lardner Elevator	\$2,279.00
26	Meroueh & Hallman	\$30,357.50
27	Michigan Urban Search and Rescue	\$2,600.00
28	New Image Building	\$3,023.13
29	Oakland County	\$4,937.00
30	Oakland County	\$15,628.50
31	Plante Moran	\$9,900.00
32	S & R Event Rental	\$4,256.76
33	Stryker Sales	\$6,676.51
34	The Accumed Group	\$5,228.19
35	Whitlock Business	\$5,043.03

Ayes: Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel.

Nays: Council Chairman Baydoun, Councilman Constan.

Absent: None.

Motion adopted

25-101 Motion by Councilman Saab, seconded by Councilman Ahmad to concur with the Mayoral reactivation of the Commission on Disability Concerns, and appoint to the commission Leslie Windless, Blake Perry, terms to expire July 2027, as outlined in 8-A. Per Mayor Bazzi communication dated February 18, 2025.

Motion unanimously adopted

25-102 Motion by Councilman Ahmad, seconded by Councilman Saab to concur with the Mayoral reactivation of the Commission on Women and Girls, and appoint to the commission Zaynab Abdallah and Chastity Townsend, terms to expire April 2027, as outlined in 8-B. Per Mayor Bazzi communication dated February 18, 2025.

Motion unanimously adopted

25-103 Motion by Councilwoman Bryer, seconded by Councilman Constan to concur with the Mayoral reappointment of John Burke and Suzanne Todd to the Ecorse Creek Commission, terms to expire January 2027, as outlined in 8-C. Per Mayor Bazzi communication dated February 18, 2025.

Ayes: Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Wencel.

Nays: Council Chairman Baydoun, Councilman Saab.

Absent: None.

Motion adopted

25-104 Motion by Councilman Ahmad, seconded by Councilman Constan to concur with the Mayoral reappointment of Ali Charara, Roxanna Martin, and Don Killion to the Local Officers Compensation Commission, terms to expire November 2031, as outlined in 8-D. Per Mayor Bazzi communication dated February 18, 2025.

Motion unanimously adopted

25-105 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to concur with the Mayoral reappointment of Eleanor Gnatek, Hussein Houjaj and Don Killion to both the Tax Increment Finance Authority Board and the Brownfield Redevelopment Authority Board, terms to expire December 2028, as outlined in 8-E. Per Mayor Bazzi communication dated February 18, 2025.

Motion unanimously adopted

25-106 Motion by Councilwoman Bryer, seconded by Councilman Saab to grant the requested "Consent To Enter A Private Property" for the State's contractor to enter the following sites to conduct the tests shown in the attached material, as outlined in 9-A:

- 4500 S. Telegraph Rd. (South Fire Station)
- 26116 W. Warren (Warren Valley Golf Course)
- 24600 Van Born Rd. (Department of Public Works)

Per City Engineer Dib communication dated February 18, 2025.

Motion unanimously adopted

25-107 Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the budget amendments, as outlined in 9-B. Per Comptroller Shepard communication dated February 18, 2025.

After further discussion, the motion was amended to reflect the following:

Motion by Councilman Constan, seconded by Councilwoman Bryer to refer back to Comptroller Shepard Item 9-B – Budget Amendments. Per Comptroller Shepard communication dated February 18, 2025.

Motion unanimously adopted

25-108 Motion by Councilman Saab, seconded by Councilwoman Bryer to refer back to Ordinance Enforcement & Animal Control Director Dishroon Item 9-C – Bid Award – Animal Sheltering Agreement Proposals. Per Ordinance Enforcement & Animal Control Director Dishroon communication dated February 18, 2025.

Motion unanimously adopted

25-109 Motion by Councilman Ahmad, seconded by Councilman Saab to authorize the 24-month lease agreement for a 2024 Ford Bronco Sport from Varsity Ford for a monthly lease payment of \$567.45 with zero down due at signing for use by the Ordinance Department. Moreover, provided the Mayor also authorizes any such payment as a necessary expense, the City Council authorizes warrants to be issued from GL ACCOUNT NUMBER: 101-426-818.000 for the payment of these services. By doing so, the City Council is authorizing any such warrant and payment without prior authorization by the City Council of the specific warrant and payment as permitted by and consistent with City Charter Section 8.9, as outlined in 9-D. Per Ordinance Enforcement & Animal Control Director Dishroon communication dated February 18, 2025.

After further discussion, the motion was amended to reflect the following:

Motion by Councilman Ahmad, seconded by Councilman Saab to refer back to Ordinance Enforcement & Animal Control Director Dishroon Item 9-D – Ordinance Vehicle Lease Agreement. Per Ordinance Enforcement & Animal Control Director Dishroon communication dated February 18, 2025.

Motion unanimously adopted

- 25-110** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the purchase and payment of Simunation guns and protective equipment from CMP Distributors for a total cost of and not to exceed \$4,500.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-000-636.016, MCOLES CPE, as outlined in 9-E. Per Acting Chief of Police Haidar communication dated February 12, 2025.

Motion unanimously adopted

- 25-111** Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the purchase and payment of six (6) training laptops from DELL for a total cost of and not to exceed \$7,080.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-300-981.056, as outlined in 9-F. Per Acting Chief of Police Haidar & IT Director Cooper communication dated February 11, 2025.

Motion unanimously adopted

- 25-112** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to rescind City Council Motion 25-018, Memorandum of Understanding (MOU) between the City and the Arab Community Center for Economic and Social Services (ACCESS). In addition, authorize the Mayor and Clerk to sign the updated MOU on behalf of the City which will expire 24 months from the date that all parties sign the MOU, as outlined in 9-G. Per Acting Chief of Police Haidar communication dated February 6, 2025.

Motion unanimously adopted

- 25-113** Motion by Councilman Wencel, seconded by Councilwoman Bryer to move that Proposed Ordinance H-25-01, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, ESTABLISHING THE VETERAN AFFAIRS 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 9 UNDER CHAPTER 2, ARTICLE VI, AS WELL AS BY ADDING A SECTION, TO BE NUMBERED 2-595, be considered read for the third time, as outlined in 11-A. Per Council Chairman Baydoun communication dated February 20, 2025.

Motion unanimously adopted

- 25-114** Motion by Councilman Saab, seconded by Councilman Ahmad to adopt the Resolution Against Mayor's Use of City Resources or Facilities for Electioneering, resolving the following:

(A) The City Council of the City of Dearborn Heights adopts this Resolution Against Unlawful Electioneering.

(B) The City Council directs Mayor Bazzi to immediately remove the Mayor's Video from the City's YouTube page, the City's Facebook page, and from any other site or location in any way affiliated with the City of Dearborn Heights.

(C) The City Council further directs Mayor Bazzi to immediately account for all City funds, City-owned office space and facilities, and other City property used to produce and/or disseminate the Mayor's Video.

(D) The City Council directs City Clerk Senia to send copies of this Resolution Against Unlawful Electioneering to Secretary of State Jocelyn Benson and Attorney General Dana Nessel.

(E) The City Council authorizes and directs Special Legal Counsel Gary T. Miotke:

(1) to assist the City Council with this matter;

(2) to perform all necessary legal services for the City Council to pursue filing a complaint with any

appropriate offices of the government of the State of Michigan to address Mayor Bazzi's violations of the Michigan Campaign Finance Act and/or any other State law; and
(3) to perform all necessary legal services that are otherwise consistent with this Resolution Against Unlawful Electioneering.

(F) The City Council has previously appropriately retained Special Legal Counsel, but this Resolution Against Unlawful Electioneering shall be deemed and treated as a further independent act of retention of Special Legal Counsel by the City Council pursuant to City Charter Section 5.13(j) in the unlikely event that any previous act of retention may be ruled to be ineffective,

as outlined in 11-B. Per City Council communication dated February 20, 2025.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel.

Nays: Councilwoman Bryer.

Absent: None.

Motion adopted

25-115 Motion by Councilman Wencel, seconded by Councilman Baydoun to approve the adopt the Resolution Regarding Short Term Rentals resolving the following:

LET IT BE RESOLVED, immediately on the approval of this resolution by Dearborn Heights City Council, it will become illegal to operate short-term rental properties in the city of Dearborn Heights until an official ordinance is adopted and approved by the City Council. However, a passed ordinance on short-term rentals by the Dearborn Heights City Council is not enough. The best ordinance in the world carries no weight unless it can be enforced. Saying this, until a plan is approved and implemented to enforce any approved ordinance on short-term rentals, short-term rentals will not be allowed in the city of Dearborn Heights. If you can't regulate it you must ban it.

LET IT BE RESOLVED, immediately upon the approval of this resolution by the Dearborn Heights City Council, a moratorium on short term rental properties will take effect,

as outlined in 11-C.

Ayes: Council Chairman Baydoun, Councilman Wencel.

Nays: Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab.

Absent: None.

Motion defeated

25-116 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Business License Renewal for Famous Auto Center at 25996 Van Born, as outlined in 13-A.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab.

Nays: Councilman Wencel.

Absent: None.

Motion adopted

25-117 Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Go 2 Motor City LLC at 2955 S. Beech Daly, as outlined in 13-B.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab.

Nays: Councilman Wencel.

Absent: None.

Motion adopted

25-118 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the Business License Renewal for Korte's Collision at 27100 Van Born, as outlined in 13-C.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab.

Nays: Councilman Wencel.

Absent: None.

Motion adopted

25-119 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the temporary food truck/tent/cart license renewal application for A1 Dogs & Burgers, as outlined in 13-D.

Motion unanimously adopted

25-120 Motion by Councilman Ahmad, seconded by Councilwoman Malinowski Maxwell to approve the temporary food truck/tent/cart license renewal application for Hotter's Cheese LLC, as outlined in 13-E.

Motion unanimously adopted

25-121 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 10:41 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY