

MINUTES MARCH 11, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

Approved for
the Agenda of:

03-25-25

APPROVED

Motion No.
25 - 148

25-122 The meeting was called to order at 6:03 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 Lafeve, Acting Police Chief Haidar.

The Pledge of Allegiance was led by Rose Tripepi.

25-123 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Agenda for the Regular Meeting of March 11, 2025 as submitted.

Motion unanimously adopted

25-124 Motion by Councilman Saab, seconded by Councilman Constan to approve the Minutes for the Special Meeting of February 25, 2024, as outlined in 4-A.

Motion unanimously adopted

25-125 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Minutes for the Regular Meeting of February 25, 2024, as outlined in 4-B.

Motion unanimously adopted

25-126 Motion by Councilman Ahmad, seconded by Councilwoman Malinowski Maxwell to approve Current Claims and ACH/Wire Transfers 6-1 through 6-28, 6-30 through 6-38, and 6-40 through 6-60, as submitted.

1	All Seasons	\$12,085.00
2	All Seasons	\$14,200.00
3	All Seasons	\$10,192.50
4	Allie Brothers	\$2,509.84
5	Allied Building	\$8,353.30
6	Allied Building	\$1,661.09
7	Allied Building	\$2,425.50
8	Allied Building	\$4,436.58
9	Alure International	\$2,000.00
10	BAE Networks	\$2,363.00
11	BAE Networks	\$2,555.00
12	Bidigare Contractors	\$14,223.68
13	Bidigare Contractors	\$20,271.73

14	Bowles Brothers	\$14,025.00
15	Bowles Brothers	\$29,950.00
16	Carrico Maldegan	\$3,891.00
17	Central Wayne County Sanitation	\$38,160.81
18	Central Wayne County Sanitation	\$6,595.00
19	City of Dearborn	\$36,029.27
20	Contractors Pipe and Supply	\$6,735.18
21	Demco	\$9,952.74
22	Dominion Voting	\$5,593.00
23	Dominion Voting	\$22,372.00
24	Downriver Wastewater Authority	\$70,694.00
25	Duke's Root Control	\$14,340.76
26	ETNA Supply	\$7,004.00
27	Great Lakes Water	\$374,007.28
28	Hydrocorp	\$3,721.50
30	Inter City Contracting	\$8,783.48
31	Inter City Contracting	\$9,513.95
32	Inter City Contracting	\$13,577.78
33	Inter City Contracting	\$2,577.53
34	JH Corporation	\$1,844.32
35	Johnson Controls	\$1,695.11
36	JPW Technology	\$3,387.77
37	Luigi Ferdinandi Cement	\$103,969.67
38	Luigi Ferdinandi Cement	\$140,685.35
40	Network Services Company	\$1,626.00
41	Network Services Company	\$1,993.18
42	New Image Building	\$2,852.01
43	New Image Building	\$3,023.13
44	On Grade Specialist	\$1,750.00
45	On Grade Specialist	\$8,300.00
46	Perkins Law	\$6,290.00
47	Plante & Moran	\$18,144.00
48	Plante & Moran	\$22,160.25
49	PM Technologies	\$2,600.00
50	RKA Petroleum	\$2,210.84
51	RKA Petroleum	\$2,048.65
52	RKA Petroleum	\$12,950.52
53	Saad Law	\$8,490.00
54	Shrader Tire & Oil	\$2,397.50
55	Shults Equipment	\$7,243.80
56	Urban Tree Trimming	\$2,225.00
57	Village Ford	\$1,557.92

58	Wade Trim	\$2,747.50
59	Wade Trim	\$14,632.50
60	Michigan Municipal Risk	\$14,700.00

Motion unanimously adopted

- 25-127** Motion by Councilman Ahmad, seconded by Councilman Constan to award the bid for Police Department Car Care Services to the VIP Car Wash and Westborn Car Wash, and authorize the Comptroller to return the bid bonds to the unsuccessful bidders. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire February 2026, and authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, as outlined in 7-A. Per Acting Chief of Police Haidar communication dated February 17, 2025.

Motion unanimously adopted

- 25-128** Motion by Councilman Ahmad, seconded by Councilman Saab to concur with the Mayoral appointment of Rachel LaPointe, Manar Hojeij and Joseph Ouellette to the Commission on Disability Concerns, who all reside in Dearborn Heights, terms to expire in July 2027, as outlined in 8-A. Per Mayor Bazzi communication dated March 4, 2025.

Motion unanimously adopted

- 25-129** Motion by Councilman Saab, seconded Councilwoman Bryer to concur with the Mayoral appointment of Rachel LaPointe and Manar Hojeij to the Commission on Women and Girls, who both reside in Dearborn Heights, terms to expire in April 2027, as outlined in 8-B. Per Mayor Bazzi communication dated March 4, 2025.

Motion unanimously adopted

- 25-130** Motion by Councilman Constan, seconded by Councilwoman Bryer to concur with the Mayoral appointment of Luciano Marcon to the Watershed Stewards Commission to fill a current vacancy, term to expire in September 2027, as outlined in 8-C. Per Mayor Bazzi communication dated March 4, 2025.

Motion unanimously adopted

- 25-131** Motion by Councilwoman Bryer, seconded by Councilman Ahmad to approve the resolution approving the relocation of the following polling locations:

<u>Precincts</u>	<u>From</u>	<u>To</u>
3&4	River Oaks	Dearborn Public Schools (Heights Camps)
5&6	St. Sabina	Riverside Middle School
14	City Hall	Caroline Kennedy Library
18	Kinloch	Canfield Community Center
19	Robichaud	John F. Kennedy Jr. Library
21 & 22	Thorne	Eton Senior Center
23, 24, 26 & 27	Bedford, Polk, Pardee, Madison	Annapolis High School

NOW, THEREFORE, BE IT RESOLVED that the above City of Dearborn Heights Polling locations be relocated accordingly and that the City Clerk, on behalf of the City of Dearborn Heights, commence the process of such Resolution in accordance with Michigan Election Law.

RESOLVED, that copies of this Resolution shall be transmitted to the Secretary of State, Bureau of Elections, and the Wayne County Clerk's Office, as outlined in 9-A. Per Clerk Senia communication dated March 6, 2025.

Motion unanimously adopted

- 25-132** Motion by Councilman Ahmad, seconded by Councilman Saab to receive, note and file the 2024 Year End Report for the City of Dearborn Heights investment performance review, as outlined in 9-B. Per Treasurer Hicks-Clayton communication dated March 6, 2025.

Motion unanimously adopted

- 25-133** Motion by Councilman Saab, seconded by Councilwoman Bryer to receive, note and file the Treasurer's Office Coin Acceptance Policy, as outlined in 9-C. Per Treasurer Hicks-Clayton communication dated March 6, 2025.

Motion unanimously adopted

- 25-134** Motion by Councilman Ahmad, seconded by Councilman Saab to approve the budget amendment to transfer \$600.00 from 101-801-817.000 for the purpose of adding \$200.00 to 101-801-905.000 and \$400.00 to 101-247-905.000, as outlined in 9-D. Per Building & Engineering Director Watland communication dated March 5, 2025.

Motion unanimously adopted

No motion made regarding Item 9-E from Comptroller Shepard – Budget Amendments

- 25-135** Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to approve the Beech Daly site selection for the New Fire Station, and authorize the initiation of the Design Phase, as outlined in 9-F. Per City Engineer Dib communication dated March 4, 2025.

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

Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to refer back to Administration Item 9-F – New Fire Station – Site Selection from City Engineer Dib, that it may presented again with the indication that the location will be on Warren, as outlined in 9-F. Per City Engineer Dib communication dated March 4, 2025.

Motion unanimously adopted

- 25-136** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the purchase and payment of turnout gear, including coats, pants, and boots, from Phoenix Outfitters for a total cost of \$55,860.00 funded by the State of Michigan Gear Grant, to be paid through the Fire MEDC Account 131-335-940.075, as outlined in 9-G. Per Fire Chief Brogan communication dated March 4, 2025.

Motion unanimously adopted

- 25-137** Motion by Councilman Constan, seconded by Councilman Saab to authorize the extension of the Non-City-Owned Grass Cutting Contract between the City and Artistic Landscaping & Lawn Service to include the 2025 grass cutting season, as allowed by the current agreement at the City's discretion. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants and the Treasurer to issue payment. Furthermore, provided the Mayor also authorizes any such payment as a necessary expense, the City Council authorizes warrants to be issued 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-H. Per Ordinance & Animal Enforcement Director Lafeve communication dated February 19, 2025.

Motion unanimously adopted

- 25-138** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the SMART Municipal and Community Credit Contract for Fiscal Year 2024, and authorize the Mayor and Clerk to sign the necessary copies of the contract on behalf of the City, as outlined in 9-I. Per Parks & Recreation Director Zbosnik communication dated March 4, 2025.

Motion unanimously adopted

- 25-139** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to adopt the Resolution Supporting Federal Tax Exemption for Municipal Bonds, resolving the following:

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City as follows: The Governing Body hereby encourages the Michigan Congressional Delegation to assist the City of Dearborn Heights, Michigan by preserving the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be furnished to all members of the Michigan Congressional Delegation, as outlined in 11-A. Per Treasurer Hicks-Clayton communication dated March 6, 2025.

Motion unanimously adopted

- 25-140** Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Ahmad to adopt the Resolution Related to Claims Arising from City Council Motion 24-330:

WHEREAS, the City Council unanimously adopted Motion 24-330 to approve and distribute certain raises retroactive to July 1, 2023 that were voted on and approved at several prior City Council meetings.

WHEREAS, Motion 24-330 approved such raises to the following positions in the CDBG Department: Director, Grant Coordinator, Project Coordinator, and Program Coordinator, as outlined in 11-B. Per City Council communication dated March 6, 2025.

Motion unanimously adopted

- 25-141** Motion by Councilman Saab, seconded by Councilman Constan that Proposed Ordinance H-25-02, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, MICHIGAN RELATING TO AND UPHOLDING THE PROHIBITION OF CERTAIN SHORT-TERM RENTALS, ENSURING THAT THIS PROHIBITION IS NOT DILUTED OR DIMINISHED THROUGH THE IMPROPER INTERETATION AND/OR APPLICATION OF EXISTING PROVISIONS IN CHAPTER 36 OF THE CITY CODE, ENHANCING THE CITY'S ABILITY TO ENFORCE THIS PROHIBITION, AND PROVIDING FOR STRICTER PENALTIES FOR THE VIOLATION OF THIS PROHIBITION. 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 A SECTION, TO BE NUMBERED 36-81, be considered read for the first time. Pursuant to the Michigan Zoning Enabling Act and Chapter 36 of the City Code, this proposed Ordinance is referred to the Planning Commission for the Planning Commission to hold a public hearing related to the proposed Ordinance and to thereafter provide its report and recommendations to the City Council related to the proposed Ordinance. The Planning Commission shall hold such a public hearing and shall provide its report and recommendations to the City Council within 60 days of the date this motion is adopted. Further, the Planning Commission shall comply with all requirements of the Michigan Zoning Enabling Act and Chapter 36 of the City Code and shall ensure that all such requirements have been complied with in undertaking these actions, including conducting a public hearing, complying with all newspaper publication notice requirements, and complying with any other written or other notice requirements that may be applicable, as outlined in 11-C. Per City Council communication dated March 6, 2025.

Motion unanimously adopted

- 25-142** Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to adopt the Resolution Approving Revive Golf Management As A Participant On The City's Liquor License And Authorizing The Sale Of Alcohol At Warren Valley Golf Course, resolving the following:

NOW, THEREFORE, BE IT RESOLVED, pursuant to Chapter 8 of the City's Code of Ordinances, that the Dearborn Heights City Council hereby formally approves and recognizes Revive Golf Management, LLC as a participant on the City of Dearborn Heights' liquor license for Warren Valley Golf Course under the MLCC Participation Permit; and

BE IT FURTHER RESOLVED, that the City Council authorizes Revive Golf Management, LLC to serve and sell alcoholic beverages at Warren Valley Golf Course pursuant to the terms and conditions of

the applicable laws, regulations, and the Concessionaire Agreement between Revive Golf Management and the City of Dearborn Heights.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be forwarded to the Michigan Liquor Control Commission as required for administrative record-keeping and compliance purposes, as outlined in 11-D. Per Corporation Counsel communication dated March 4, 2025.

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

- 25-143** Motion by Councilman Wencel, seconded by Councilman Baydoun to adopt the Resolution for Department of Public Works Break Room / Lunch Room resolving the following:

Our DPW workers including the Water Department, Highway and others are some of our hardest working First Responders that our city employees. Sadly they are being treated poorly and disrespected. This is in regards to the lack of a proper and humane Break Room / Lunch Room. The current area employees use for this activity is in an open-air garage maintenance setting. On my last visit there I observed very poor conditions conducive to relaxing and consuming food and beverage. I also observed feces from birds that are free to fly and perch above the current break areas.

WHEREAS, These employees should be treated with dignity and be provided a respectable safe, sanitary break room area.

WHEREAS, a City Council motion which funding for the construction of an enclosed break room.

THEREFORE, Upon approval of this resolution by the Dearborn Heights City Council, The city engineer will set up a meeting with the current DPW director, DPW Union employee representation and the proper professionals to create the specifications needed for the new break room to be put out for bids, as outlined in 11-E. Per Councilman Wencel communication dated March 6, 2025.

Motion unanimously adopted

- 25-144** Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Fetzer's On The Beech at 5127 S. Beech Daly, as outlined in 13-A.

Motion unanimously adopted

- 25-145** Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Ahmad to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 9:17 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY