

MINUTES APRIL 8, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

Approved for the Agenda of:
04-22-25
APPROVED
Motion No. 25 - 218

25-182 The meeting was called to order at 6:13 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, Chief of Staff Hernandez, City Engineer Dib, DPW Director Danci, IT Director Cooper, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Lafeve, Parks & Recreation Director Zbosnik, Police Chief Haidar.

The Pledge of Allegiance was led by Mr. Harajly.

25-183 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the Agenda for the Regular Meeting of April 8, 2025 as submitted.

Motion unanimously adopted

25-184 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Minutes for the Regular Meeting of March 25, 2024, as outlined in 4-A.

Motion unanimously adopted

25-185 Motion by Councilman Saab, seconded by Councilman Constan to approve Current Claims and ACH/Wire Transfers 6-1 through 6-16 and 6-18 through 6-37, as submitted.

1	Allied Building	\$7,407.90
2	Bidigare Contractors	\$27,998.31
3	Bound Tree Medical	\$3,623.45
4	Bound Tree Medical	\$3,944.50
5	Central Wayne County Sanitation	\$6,595.00
6	Contrcators Connection	\$1,758.75
7	Downriver Utility Wastewater Authority	\$70,694.00
8	Downriver Utility Wastewater Authority	\$140,542.90
9	Fleetpride	\$1,589.64
10	G2 Consulting Group	\$6,275.00
11	G2 Consulting Group	\$7,000.00
12	Getaway Tours	\$1,895.00
13	Grainger	\$1,639.32
14	Great Lakes Water	\$11,721.72
15	Great Lakes Water	\$372,612.23
16	Hydrocorp	\$3,721.50
18	Lexipol	\$3,972.00
19	Meroueh & Hallman	\$30,357.50

20	Michigan Humane Society	\$5,189.25
21	Michigan Sheriffs Association	\$7,400.00
22	Miracle Method of Detroit	\$2,250.00
23	Mt. Holly Ski & Snowboard Resort	\$1,530.00
24	Network Services Company	\$1,779.45
25	On Grade Specialists	\$11,365.00
26	O'reilly Rancilio	\$21,973.31
27	Priority One	\$1,639.98
28	R & R Fire Truck Repair	\$4,818.85
29	R & R Fire Truck Repair	\$12,681.23
30	R & R Fire Truck Repair	\$6,403.37
31	Saad Law	\$6,465.00
32	Systemp	\$5,266.16
33	The Senior Alliance	\$5,734.00
34	Wayne County	\$4,200.00
35	Wayne County	\$2,525.56
36	Wayne County	\$1,682.64
37	Priority Waste	\$230,872.32

Motion unanimously adopted

MOTION #25-186 RESCINDED BY MOTION #25-188

~~**25-186**—Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Assessment Contract Renewal between the City and Anthony Fuoco Assessing Consultant, Inc. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire June 30, 2028. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-209-818.000, as outlined in 8-A. Per Mayor Bazzi communication dated April 1, 2025.~~

Motion unanimously adopted

Council Chairman Baydoun stepped out at 7:22 p.m.

25-187 Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to suspend the rules to reconsider Item 8-A – New Assessment Contract with Anthony Fuoco Assessing Consultant Inc.

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

Nays: None.

Absent: Council Chairman Baydoun.

Motion adopted

25-188 Motion by Councilman Saab, seconded Councilman Wencel to rescind City Council Motion 25-186.

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

Nays: None.

Absent: Council Chairman Baydoun.

Motion adopted

Council Chairman Baydoun returned at 7:30 p.m.

- 25-189** Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Assessment Contract Renewal between the City and Anthony Fuoco Assessing Consultant, Inc. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire June 30, 2028. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-209-818.000, as outlined in 8-A. Per Mayor Bazzi communication dated April 1, 2025.

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

Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Assessment Contract Renewal between the City and Anthony Fuoco Assessing Consultant, Inc. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire June 30, 2028. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-209-818.000. Moreover, to include the amendment to Section 3, on page 2, line 16, to read as follows:

Further, and in accordance with Section 5.15 of the City Charter, the City Assessor shall be responsible to the Mayor and shall serve at the discretion of the Mayor for an indefinite term, *and shall be at will*.

as outlined in 8-A. Per Mayor Bazzi communication dated April 1, 2025.

Motion unanimously adopted

- 25-190** Motion by Councilman Saab, seconded by Councilwoman Bryer to concur with the Mayoral appointment of Philip Smith to the Commission on Disability Concerns, term to expire July 2027, as outlined in 8-B. Per Mayor Bazzi communication dated April 1, 2025.

Motion unanimously adopted

No motion made regarding Item 8-C from Mayor Bazzi – Human Resource Director Position Salary Increase

- 25-191** Motion by Councilman Saab, seconded Councilman Constan to authorize the Public Hearing for the proposed 2025-2026 Corporate Fund Budget for Tuesday, May 6, 2025, and that the adoption of the Budget be scheduled for Tuesday, May 27, 2025, as outlined in 9-A. Per Clerk Senia communication dated April 1, 2025.

Motion unanimously adopted

- 25-192** Motion by Councilman Saab, seconded by Councilman Constan to rescind City Council Motion #24-453 and approve the request to hold a Public Hearing, scheduled for Tuesday, May 6 at 6:00 p.m., for consideration of an Alley Vacation for the alley off Ford Road between Berwyn and Norborne, as outlined in 9-B. Per Clerk Senia communication dated April 2, 2025.

Motion unanimously adopted

- 25-193** Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Ahmad to move that the request from the Crestwood High School Alumni Association within the City of Dearborn Heights, County of Wayne, be recognized as a nonprofit organization operating in the community for the purpose of obtaining charitable gaming licenses, be considered for approval, as outlined in 9-C. Per Council Chairman Baydoun communication dated April 2, 2025.

Motion unanimously adopted

- 25-194** Motion by Councilman Saab, seconded by Councilman Constan to approve Proposed Site #2A and authorize the initiation of the Design Phase, as outlined in 9-D. Per City Engineer Dib communication dated April 1, 2025.

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

Motion by Councilman Saab, seconded by Councilman Constan to refer to a study session Item 9-D from City Engineer Dib – New Fire Station – Site Selection, as outlined in 9-D. Per City Engineer Dib communication dated April 1, 2025.

Motion unanimously adopted

- 25-195** Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the “Safe Streets for All (SS4A) Action Plan” task assigned between the City and Wade Trim for a total cost of \$496,500.00, and authorize the Mayor and Clerk to sign the contract on behalf of the City. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-440-981.013, as outlined in 9-E. City Engineer Dib communication dated April 1, 2025.

Motion unanimously adopted

- 25-196** Motion by Councilman Saab, seconded by Councilman Ahmad to approve Change Order #2 to the 2023 Street Paving Repair Contract to add Ann Arbor Trail, as outlined in 9-F. Per City Engineer Dib communication dated April 1, 2025.

Motion unanimously adopted

No motion made regarding Item 9-G presented by Comptroller Shepard - Comptroller's Office Budget Amendment

- 25-197** Motion by Councilwoman Bryer, seconded by Councilman Constan to approve the payment of Wayne County CSO Retention Basin - Operations and Maintenance Payments for a total of \$3,707,786.62. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 592-537-927.100, as outlined in 9-H. Per DPW Director Danci communication dated April 1, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilman Constan to refer back to Administration Item 9-H from DPW Director Danci – Wayne County CSO Retention Basin Payment.

Motion unanimously adopted

- 25-198** Motion by Councilman Ahmad, seconded by Councilman Constan to refer to a study session Item 9-I from Human Resource Director Eggly - Dearborn Heights Police Officers Association (DHPOA/POAM) Contract. Per Human Resource Director Eggly communication dated April 1, 2025.

Motion unanimously adopted

- 25-199** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the purchase and payment of (2) Samsung UN75DU7200F, (1) Samsung BE65-H, and (1) Samsung BE55D-H Digital Displays for various Parks & Recreation buildings from SHI for a cost of \$2,243.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Parks & Recreation Account #101-692-887.000, as outlined in 9-J. Per IT Director Cooper & Parks and Recreation Director Zbosnik communication dated March 27, 2025.

Motion unanimously adopted

25-200 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the following amendments to the Library Budget, as outlined in 9-K.

- Reduce Line 738-738-981 (Capital Outlay) by \$20,000.00 (\$193,000.00 remaining in fund)
- Increase Line 738-738-706.030 (Retiree/Payout) by \$20,000.00 (22,935.00 remaining in fund)
- Reduce Line 738-738- 981 (Capital Outlay) by \$10,000.00 (\$183,000.00 remaining in fund)
- Increase Line 738-738-886 (Programming) by \$10,000.00 (\$9,847.36 remaining in fund)

Per Library Director McCaffery communication dated March 23, 2025.

Motion unanimously adopted

25-201 Motion by Councilwoman Bryer, seconded by Councilman Saab to authorize the installation of carpet in the staff area of the John F. Kennedy Jr. Library for a total cost of \$11,296.00 to be done by Library Design. In addition, authorize payment from line 738-738-931 which has a remaining balance of \$55,374.00, as outlined in 9-L. Per Library Director McCaffery communication dated March 23, 2025.

Motion unanimously adopted

25-202 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the disposal of the following library items, as outlined in 9-M.

- (8) High Stools
- (4) Framed Prints/Paintings
- (40) Assorted Old Kids Chairs
- (2) Weathered Outdoor Benches
- (1) Metal Laptop Cart

Per Library Director McCaffery communication dated April 1, 2025.

Motion unanimously adopted

25-203 Motion by Councilman Ahmad, seconded by Councilman Constan approve the following amendment to the Ordinance Department Budget, as outlined in 9-N.

Account #	Account Name	Current Budget	Requested Amount	Amended Budget	Note
101-426-707.100	Part Time	\$ 19,000	(\$ 4,920)	\$ 14,080	1
101-426-709.000	Overtime	\$ 15,000	\$ 4,920	\$ 19,920	
Notes:					
1 - Needed for employee OT					

Per Ordinance Enforcement & Animal Control Director Lafave communication dated April 1, 2025.

Motion unanimously adopted

- 25-204** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the following amendment to the Parks & Recreation Budget, as outlined in 9-O.

Account #	Account Name	Current Budget	Requested Amount	Amended Budget	Note
101-691-981.000	Capital Outlay	\$ -	\$ 85,828.40	\$ 85,828.40	1
101-000-684.700	Reimburse County Parks	\$ -	\$ 163,031.00	\$ 163,031.00	2
101-200-949.000	City Owned Prop	\$ 75,000	(\$ 41,204.40)	\$ 21,304.35	3
Notes:					
1-Per motions 24-326, 24-327, and 24-345					
2- \$44,624.00 from Wayne County Reimbursement will cover part of Marquee Expenses					
3- The amended budget takes into account the Budget Amendment for Comptroller Education already reduced by \$10,000					

Per Parks & Recreation Director Zbosnik communication dated April 2, 2025.

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

- 25-205** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Memorandum of Understanding (MOU) between the City and the Leaders Advancing and Helping Communities (LAHC) outlining the tasks agreed upon by the City and LAHC, with regard to identifying and providing services to individuals who have recently survived a non-fatal drug overdose and face a high risk of future mortality. There are no financial payments which will be made between the two parties. In addition, authorize the Mayor and Clerk to sign the MOU on behalf of the City, which will begin in March 2025, and expires in 9 months with the option to extend, as outlined in 9-P. Per Police Chief Haidar communication dated March 19, 2025.

Motion unanimously adopted

- 25-206** Motion by Councilwoman Bryer, seconded by Councilman Constan to concur with the Tax Increment Finance Authority (TIFA) Board approval of the 2025-2026 TIFA Budget, as outlined in 9-Q. Per TIFA Administrator Rosco communication dated April 2, 2025.

Motion unanimously adopted

- 25-207** Motion by Councilman Wencel, seconded by Councilman Saab approve the following Resolution Regarding Boards & Commissions Fundraising, as outlined in 11-A.

Dearborn Heights official City Commissions are vital elements of our city government. All of our commissioners, on various commissions, work hard to perform a duty that is vital to our city. In some cases, raising funds to help them perform their duties more efficiently is vital. Therefore, I am submitting the following resolution:

WHEREAS, Fundraising is vital to some commission's operation.

THEREFORE, The following procedures must be followed.

- 1) A general ledger must be established through the Comptroller's Office. To reduce red tape, this mandate will be handled through the Treasurer's Office. The treasurer's office will work with the Comptroller to establish a general ledger.
- 2) A receipt code must be created through the Treasurer's Office.
- 3) All checks must be made payable to the "City of Dearborn Heights"
- 4) All funds raised must be deposited at the City of Dearborn Heights Treasurer's office.
- 5) The treasurer shall keep a running balance of funds available for each commissions' account.
- 6) Request for disbursements of funds must be made through the Comptroller's office. Request must be made in written form and approved and signed by the Chairperson and Treasure of the particular Commission requesting disbursement of funds.
- 7) All funds raised and disbursed must be for the sole purpose of maintaining and operating the functions of that particular commission.

Per Councilman Wencel communication dated April 2, 2025.

Motion unanimously adopted

25-208 Motion by Councilman Wencel, seconded by Councilman Saab to refer to a study session the following Proposed Ordinances:

- H-25-03 – False Threats Against Schools
- H-25-04 – Use of Marijuana and Vaping by Juveniles
- H-25-05 – Bullying and Cyberbullying
- H-25-06 – Truancy
- H-25-07 – Electric Smoking Devices

Motion unanimously adopted

25-209 Motion by Councilwoman Bryer, seconded by Councilman Constan that Proposed Ordinance H-25-08, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, ESTABLISHING PROCEDURES FOR THE ABATEMENT OF BLIGHT, ADDRESSING CAUSES OF BLIGHT AND BLIGHT FACTORS; AND ESTABLISHING PROCEDURES FOR THE ENFORCEMENT OF MINIMUM HOUSING STANDARDS, INCLUDING NOTICE OF VIOLATION PROCEDURES FOR ROOMINGHOUSES. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEARBORN HEIGHTS, THAT THE CHARTER OF THE CITY OF DEARBORN HEIGHTS, MICHIGAN, PART 1, IS HEREBY AMENDED AS FOLLOWS: ARTICLE VII, ENTITLED "BLIGHT," SECTION 7-302, ENTITLED "CAUSE OF BLIGHT OR BLIGHT FACTORS," IS HEREBY AMENDED; AND ARTICLE IX, ENTITLED "MINIMUM HOUSING STANDARDS," DIVISION 9, ENTITLED "ROOMINGHOUSES," SECTION 7-600, ENTITLED "NOTICE OF VIOLATION, PROCEDURES," IS HEREBY AMENDED, be considered read for the first time, as outlined in 11-G. Per Corporation Counsel communication dated April 2, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilman Constan to refer back to Administration Proposed Ordinance H-25-08 - Amendment to Blight Ordinance, as outlined in 11-G. Per Corporation Counsel communication dated April 2, 2025.

Motion unanimously adopted

25-210 Motion by Councilman Constan, seconded by Councilwoman Bryer that Proposed Ordinance H-25-09, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, ESTABLISHING PROCEDURES FOR NUISANCE ABATEMENT; PROVIDING FOR DEFINITIONS OF NUISANCES, PROHIBITIONS, ENFORCEMENT MECHANISMS, AND THE ISSUANCE OF NOTICES TO ABATE. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEARBORN HEIGHTS, THAT THE CHARTER OF THE CITY OF DEARBORN HEIGHTS, MICHIGAN, PART 1, CHAPTER XII, ENTITLED "SPECIAL ASSESSMENTS," IS HEREBY AMENDED AS FOLLOWS: SECTION 12.1, ENTITLED "HAZARDS AND NUISANCES," IS HEREBY AMENDED BY ADDING TO IT; AND BY ADDING UNDER CHAPTER XII THE FOLLOWING THREE NEW SECTIONS TO BE DESIGNATED AS SECTION 12.15, ENTITLED "PROHIBITED NUISANCES," SECTION 12.16, ENTITLED "REPEAT OFFENDERS," AND SECTION 12.17, ENTITLED "ENFORCEMENT," be considered read for the first time, as outlined in 11-H. Per Corporation Counsel communication dated April 2, 2025.

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

Motion by Councilman Constan, seconded by Councilwoman Bryer to refer back to Administration Proposed Ordinance H-25-09 - Amendment to Nuisance Abatement Ordinance, as outlined in 11-H. Per Corporation Counsel communication dated April 2, 2025.

Motion unanimously adopted

25-211 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Business License Renewal for Erwine's Auto Sales Inc at 23706 Van Born, as outlined in 13-A.

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

Motion by Councilman Saab, seconded by Councilman Ahmad to table the Business License Renewal for Erwine's Auto Sales Inc at 23706 Van Born, as outlined in 13-A.

Motion unanimously adopted

25-212 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Business License Renewal for Ford Lanes Inc at 23100 Van Born, as outlined in 13-B.

Motion unanimously adopted

25-213 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Business License Application for Revive Golf Management LLC, DBA Warren Valley Golf Course at 26140 Warren, as outlined in 13-B.

Motion unanimously adopted

25-214 Motion by Councilman Ahmad, seconded by Councilman Saab to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 10:13 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY