

MINUTES MAY 27, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

Approved for the Agenda of:
06-11-25
APPROVED
Motion No. 25 - 324

25-295 The meeting was called to order at 6:26 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 Tom Wencel.

Absent: Councilman Hassan Saab (arrived at 6:42 p.m.)

Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Chief of Staff Hernandez, City Engineer Dib, DPW Director Danci, Fire Chief Brogan, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Lafeve, Parks & Recreation Director Zbosnik.

The Pledge of Allegiance was led by Debra Wencel.

Council Chair Pro Tem Ahmad presented (3) certificates in recognition of James Woods, Clarence Constantakis, and Damon F. Clayton in appreciation of their military service.

Council Chair Pro Tem Ahmad presented a certificate of recognition to Councilman Tom Wencel and his wife Debra, congratulating them on their 50th wedding anniversary.

Councilman Hassan Saab arrived at 6:42 p.m.

City Engineer Dib gave a presentation with Wade Trim for Phase 2 of the City Wide School Safety Zone project.

25-296 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Agenda for the Regular Meeting of May 27, 2025, as submitted.

Motion unanimously adopted

25-297 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the Minutes for the Regular Meeting of May 13, 2025, as outlined in 4-A.

Motion unanimously adopted

25-298 Motion by Councilman Saab, seconded by Councilman Ahmad to approve Current Claims and ACH/Wire Transfers 6-1 through 6-43, as submitted.

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

Motion by Councilman Saab, seconded by Councilman Ahmad to approve Current Claims and ACH/Wire Transfers 6-1 through 6-43, as submitted, with the removal of 6-22, 6-25, and 6-37.

1	Allied Building Services	\$8,135.00
2	Allied Inc	\$101,190.00
3	Amazon	\$19,368.08
4	Artistic Landscaping	\$3,005.00
5	Bound Tree	\$2,360.37

6	Bound Tree	\$5,339.59
7	Diversified Excavating	\$9,373.20
8	Dominion Voting	\$19,886.82
9	Downriver Utility	\$70,694.00
10	DTE	\$8,833.08
11	Duke's Root Control	\$4,411.08
12	Duke's Root Control	\$21,563.19
13	Duke's Root Control	\$25,908.13
14	Duke's Root Control	\$29,878.41
15	Duke's Root Control	\$23,612.63
16	ETNA Supply	\$1,829.00
17	G2 Consulting Group	\$4,100.00
18	Getaway Charters	\$1,695.00
19	Grainger	\$3,014.75
20	Health Joy	\$1,775.80
21	Hoopla	\$2,209.41
22	Hussein Berro	\$10,623.14
23	Inclusion Solutions	\$9,138.22
24	June Rariden	\$7,400.00
25	Liette Saad	\$6,304.25
26	MacQueen	\$1,509.84
27	MI Department of Health	\$4,087.33
28	Michigan Humane Society	\$6,636.00
29	Nathaniel Kean	\$2,016.32
30	Nowicki Plumbing	\$1,875.00
31	Plante Moran	\$5,481.00
32	Plante Moran	\$20,553.75
33	Plante Moran	\$22,207.50
34	Plante Moran	\$25,400.00
35	Priority Waste	\$230,872.32
36	Raynor Overhead Door	\$2,715.80
37	Saba Al-Hachami	\$3,337.49
38	The Accumed Group	\$9,017.59
39	The Library Network	\$8,672.69
40	TireHub	\$2,431.00
41	Urban Tree Trimming	\$4,000.00
42	Village Ford	\$3,286.29
43	WM Corporate Services	\$3,822.01

Motion unanimously adopted

- 25-299** Motion by Councilwoman Bryer, seconded by Councilwoman Malinowski Maxwell to approve the rezoning of the Ann Arbor Trail lot, Parcel # 33-008-99-0009-000, from R1 to RM, as outlined in 9-A. Per Building & Engineering Director Watland communication dated May 7, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilwoman Malinowski Maxwell to refer to a study session Item 9-A – Rezoning of 33-008-99-0009-000 Ann Arbor Trail – R1 to RM. Per Building & Engineering Director Watland communication dated May 7, 2025

Motion unanimously adopted

- 25-300** Motion by Councilwoman Bryer, seconded Councilwoman Malinowski Maxwell to approve Proposed Site #2A, and authorize the initiation of the Design Phase, as outlined in 9-B. Per City Engineer Dib communication dated May 21, 2025.

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

Nays: Council Chairman Baydoun, Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel,

Absent: None.

Motion defeated

Councilwoman Malinowski Maxwell stepped out at 9:00 p.m.

- 25-301** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the budget amendments, as outlined in 9-C. Per Comptroller's Office communication dated May 20, 2025.

Motion adopted

- 25-302** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the capital improvement and replacement of garage doors at the Department of Public Works by Allied Building Services for a cost of \$45,733.00, plus 10% contingency, for a total cost not to exceed \$50,306.30. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire June 30, 2025. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment totaling \$38,200.00 from the TIFA Capital Improvement budget, and the remaining \$12,106.30 from Capital Outlay Account #592-540-981.000, (current available balance, \$297,530.00 - balance after withdrawal \$285,423.70), as outlined in 9-D. Per DPW Director Danci communication dated May 20, 2025.

Motion adopted

- 25-303** Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the purchase and payment of three (3) GearGrid storage units for turnout gear at a total cost of \$2,463.00, to be paid upon receipt. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Capital Outlay Account 101-335-981.500, of which the current balance is \$4,570.62, as outlined in 9-E. Per Fire Chief Brogan communication dated May 19, 2025.

Motion adopted

Councilwoman Malinowski Maxwell returned at 9:06 p.m.

- 25-304** Motion by Councilman Wencel, seconded by Councilman Constan to approve the following amendment to the Parks & Recreation Budget, as outlined in 9-F. Per Parks & Recreation Director Zbosnik communication dated May 21, 2025.

Account #	Account Name	Current Budget	Requested Amount	Amended Budget	Remaining Balance After Amendment
101-691-981.000	Capital Outlay	\$ -	\$ 63,075.00	\$ 63,075.00	\$ 63,075.00
101-000-684.700	Reimburse County Parks	\$ -	\$ 44,624.00	\$ 44,624.00	\$ 44,624.00
101-691-728.000	Supplies	\$ 33,000.00	(\$18,451.00)	\$ 14,549.00	\$ 12,044.00
Notes: 1-Per motion 24-345 2- \$44,624.00 from the 2021-2022 Wayne County Reimbursement will cover part of Marquee Expenses. the grant paperwork must be submitted in June.					

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

Motion by Councilman Wencel, seconded by Councilman Constan to refer back to Administration Item 9-F – Parks & Recreation Budget Amendment, as outlined in 9-F. Per Parks & Recreation Director Zbosnik communication dated May 21, 2025.

Motion unanimously adopted

25-305 Motion by Councilman Ahmad, seconded by Councilman Saab to adopt the resolution regarding sending an Information Requisition Form to the Michigan Department of Treasury, resolving that:

(A.) The City Council of the City of Dearborn Heights adopts this Second Resolution Regarding Sending Information Requisition Form to Michigan Department of Treasury.

(B.) 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 send the Information Requisition Form and any related information and/or documents to the Michigan Department of Treasury Local Audit & Finance Division; and
- (3.) To perform all necessary legal services that are otherwise consistent with this Second Resolution.

(C.) The City Council also authorizes City Clerk Lynne M. Senia:

- (1.) To assist the City Council with this matter; and
- (2.) To perform all necessary services for the City Council to send this Second Resolution and any related information and/or documents to the Michigan Department of Treasury Local Audit & Finance Division;

(D.) The City Council has previously appropriately retained Special Legal Counsel, but this Second Information Requisition Form Resolution 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-A. Per Council Chairman Baydoun communication dated May 22, 2025.

Motion unanimously adopted

25-306 Motion by Councilman Ahmad, seconded by Councilman Saab to adopt the Resolution of Council of the City of Dearborn Heights, Michigan adopting an operating budget for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026, and said tax levy shall be composed of the constituent rates, for the purposes, and with estimated yields described as follows based upon an aggregate of Taxable Assessed Values of 1,869,832,079.00 for the City of Dearborn Heights or as may be subsequently certified and amended net of tax increment capture. Further, consistent with City Charter Section 4.9(a), the compensation of each City employee or officer shall be within the limits of and in accordance with the plan set forth in the "PERSONNEL PAGE" of the budget applicable to the employee or officer such that (a) the compensation, salary, or wages of the employee or officer shall not exceed the amount stated for the employee or officer in the "PERSONNEL PAGE" applicable to the employee or officer, (b) the compensation, salary, or wages for each employee or officer whose position is exempt for purposes of paying overtime shall only be paid on a proportional basis during the Fiscal Year, (c) the compensation, salary, or wages for each employee or officer whose position is not exempt for purposes of paying overtime shall be paid on a proportional basis during the Fiscal Year except as may be necessary to comply with any collective bargaining agreement or overtime law applicable to that employee or officer, and (d) no severance payment or benefits shall be paid to any current or former employee of the City because no severance has been authorized in prior budgets or is authorized in this budget, as outlined in 11-B.

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

Nays: Council Chairman Baydoun.

Absent: None.

Motion adopted

25-307 Motion by Councilwoman Bryer, seconded by Councilman Constan to adopt the following resolution authorizing the imposition of a property tax administration fee:

WHEREAS, the City of Dearborn Heights is responsible for assessing property values, collecting Ad Valorem property taxes, collecting property tax levies, and handling review and appeal matters arising therefrom; and

WHEREAS, MCL 211.44(3)- PA 503 of 1982 provides that the local tax collecting unit shall add a property tax administration fee of not more than one (1%) percent; and

WHEREAS, the administration has recommended authorizing the imposition of a property tax administration fee of not more than 1% as a fee to offset the cost incurred in assessing property values, collecting tax levies, and in the review and appeal process;

NOW, THEREFORE BE IT RESOLVED that the Dearborn Heights City Council approves and adopts the resolution that this shall apply to all property tax levies that shall become due in 2025, and this resolution shall continue in full force and effect unless and until revoked or rescinded by resolution of the City of Dearborn Heights,

as outlined in 11-C. Per Treasurer Hicks-Clayton communication dated April 24, 2025.

Motion unanimously adopted

25-308 Motion by Councilman Ahmad, seconded by Councilman Saab approve the settlement of claims related to underpayment by Wayne County of Library Penal Fines from 2015 to 2023 in an amount not less than \$163,107.00 in exchange for a release of all potential claims. In addition, the Library Director is hereby authorized to execute a settlement agreement and release on such additional terms as may be agreed upon by the Library Director and approved by legal counsel, as outlined in 11-D. Per Library Director McCaffery communication dated May 21, 2025.

Motion adopted

25-309 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Business License Renewal for Applebees #8085 at 26582 Ford, as outlined in 13-A.

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

Motion by Councilman Saab, seconded by Councilwoman Bryer to refer back Item 13-A - Business License Renewal for Applebees #8085.

Motion unanimously adopted

25-310 Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Dearborn Heights Moose Lodge at 27225 Warren, as outlined in 13-B.

Motion unanimously adopted

25-311 Motion by Councilman Saab, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Tim Horton's, as outlined in 13-C.

Motion unanimously adopted

25-312 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to suspend the rules to consider a motion concerning the date of the next City Council Regular Meeting.

Motion unanimously adopted

25-313 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to move the City Council Regular Meeting scheduled for Tuesday, June 10, 2025, to Wednesday, June 11, 2025.

Motion unanimously adopted

25-314 Motion by Councilman Ahmad, seconded by Councilman Saab to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 10:09 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY