

MINUTES JUNE 24, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

Approved for
the Agenda of:

07-08-25

APPROVED

Motion No.
25 - 377

25-342 The meeting was called to order at 6:09 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 (arrived at 6:10 p.m.), Councilman Hassan Saab.

Absent: Councilwoman Denise Malinowski Maxwell, Councilman Tom Wencel.

Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Building & Engineering Director Watland, CEDD Director Saad, Chief of Staff Hernandez, City Engineer Dib, DPW Director Danci, Fire Chief Brogan, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Lafave, Parks & Recreation Director Zbosnik, Police Chief Haidar.

Councilman Robert Constan arrived at 6:10 p.m.

The Pledge of Allegiance was led by Judy Drapkowski.

25-343 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Agenda for the Regular Meeting of June 24, 2025, as submitted.

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

Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Agenda for the Regular Meeting of June 24, 2025, as submitted, with the addition of Item 9-M – Budget Amendment.

Motion adopted

25-344 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Minutes for the Special Meeting of June 11, 2025, as outlined in 4-A.

Motion adopted

25-345 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Minutes for the Regular Meeting of June 11, 2025, as outlined in 4-B.

Motion adopted

25-346 Motion by Councilman Saab, seconded by Councilman Ahmad to approve Current Claims and ACH/Wire Transfers 6-1 through 6-27, 6-29 through 6-33, and 6-35 through 6-60, as submitted.

1	Ajax Materials	\$7,600.90
2	Amazon	\$14,444.65
3	Applied Innovation	\$1,581.64
4	Artistic Landscaping	\$2,825.00
5	Artistic Landscaping	\$5,950.71

6	Bound Tree Medical	\$2,753.99
7	Bowles Brothers Services	\$7,875.00
8	Bratcher Electric	\$2,450.00
9	CDW Government	\$4,984.35
10	CDW Government	\$1,884.08
11	Central Wayne County Sanitation	\$4,212.68
12	Central Wayne County Sanitation	\$6,595.00
13	Central Wayne County Sanitation	\$65,740.65
14	CivicPlus	\$3,403.71
15	Downriver Utility Wastewater Authority	\$10,129.55
16	Downriver Utility Wastewater Authority	\$43,816.65
17	Downriver Utility Wastewater Authority	\$83,115.50
18	DTE Energy	\$1,640.72
19	DTE Energy	\$3,450.26
20	DTE Energy	\$7,154.98
21	Duke's Root Control	\$13,791.46
22	EJ USA	\$1,541.79
23	EJ USA	\$3,321.50
24	EJ USA	\$2,167.00
25	Gandol	\$2,225.00
26	Spectrum Training	\$3,000.00
27	Hoopla	\$2,243.99
29	IBEX Insurance	\$7,058.00
30	James W Statham	\$4,808.00
31	Johnson Controls	\$2,395.00
32	Jude Rariden	\$7,400.00
33	Konica Minolta	\$4,475.99
35	Michigan CAT	\$10,853.56
36	New Image Building	\$3,023.13
37	New Image Building	\$3,023.13
38	Ogletree Deakins	\$1,547.50
39	Ogletree Deakins	\$2,420.00
40	Ogletree Deakins	\$2,805.00
41	Ogletree Deakins	\$3,147.00
42	Ogletree Deakins	\$8,145.50

43	Plante & Moran	\$10,584.00
44	Priority Waste	\$230,872.32
45	RKA Petroleum	\$14,758.97
46	Schoolcraft College	\$4,500.00
47	Shanic Group	\$4,281.70
48	Staples	\$5,750.12
49	Stryker	\$1,932.50
50	TMC Furniture	\$4,997.20
51	Urban Tree Trimming	\$4,600.00
52	Urban Tree Trimming	\$1,600.00
53	Utility Support Solutions	\$4,532.55
54	Wade Trim	\$3,673.60
55	Wade Trim	\$5,838.67
56	Wade Trim	\$20,190.00
57	West Shore Services	\$3,400.00
58	Detroit Princess Riverboat	\$3,380.00
59	Tristar Stabtec Plus	\$16,100.00
60	Gary T. Miotke	\$67,350.00

Motion adopted

25-347 Motion by Councilman Ahmad, seconded Councilwoman Bryer to award the bid for Bridge Design Services for Polk and Hipp Bridges to Wade Trim and return the bid bonds to the unsuccessful bidders. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Fiscal Year 2025-2026 GL Account 592-536-924.592, as outlined in 7-A. Per City Engineer Dib communication dated June 17, 2025.

Motion adopted

25-348 Motion by Councilman Ahmad, seconded by Councilman Saab to award the bid for the SHPO Environmental Services to Tri Terra for \$9,400.00, 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 Fiscal Year 2025-2026 CDBG-DR GL Account 592-536-924.592, as outlined in 7-B. Per City Engineer Dib communication dated June 17, 2025.

Motion adopted

25-349 Motion by Councilman Ahmad, seconded Councilwoman Bryer to table Item 9-A – Warren Valley Golf Course Parking Lot Agreement with Crestwood School District until backup is provided, as outlined in 9-A. Per Council Chairman Baydoun communication dated June 18, 2025.

Motion adopted

- 25-350** Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Rezoning of the Ann Arbor Trail Lot, Parcel #33-008-99-0009-000, from R1 to RM, as outlined in 9-B. Per Building & Engineering Director Watland communication dated June 9, 2025.

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

Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Rezoning of the Ann Arbor Trail Lot, Parcel #33-008-99-0009-000, from R1 to RM, under the condition that before approval by the Building & Engineering Department, the recommendation of the Planning Commission comes back to the City Council for the final decision, as outlined in 9-B. Per Building & Engineering Director Watland communication dated June 9, 2025.

Motion adopted

- 25-351** Motion by Councilman Ahmad, seconded by Councilman Saab to approve the finalized Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2025-2026, and authorize the submission of the plan to HUD by the required deadline of June 28, 2025, as outlined in 9-C. Per CEDD Director Saad communication dated June 17, 2025.

Motion adopted

Council Chairman Baydoun stepped out at 8:08 p.m.

- 25-352** Motion by Councilman Saab, seconded by Councilman Constan to refer back to Administration Item 9-D – Update to Wade Trim Contractual Rate Schedule for FY 2024-2025, that it shall be put out for bid, as outlined in 9-D. Per CEDD Director Saad communication dated June 17, 2025.

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

Motion by Councilman Saab, seconded by Councilman Constan to approve the updated Wade Trim hourly billing rates for Community Design Services, effective July 1, 2025 through September 1, 2025, in order to maintain continuity of professional services provided by Wade Trim under existing and upcoming projects, as outlined in 9-D. Per CEDD Director Saad communication dated June 17, 2025.

Motion adopted

- 25-353** Motion by Councilman Saab, seconded by Councilman Constan to approve Change Order #2 to the Asphalt Pavement Street Repair Program Contract with TrueNorth Asphalt LLC in the amount of \$114,000.00 for a Proposed New Contract Value of \$824,294.40. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 203-203-880.500, as outlined in 9-E. Per City Engineer Dib communication dated June 17, 2025.

Motion adopted

Council Chairman Baydoun returned at 8:17 p.m.

- 25-354** Motion by Councilman Constan, seconded by Councilwoman Bryer to approve Change Order #1 to the Van Houten Park Improvement Project Contract with Premier Group Associates for a total cost not to exceed \$85,000.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from the Street Park Lighting Account 101-200-926.000, as outlined in 9-F. Per City Engineer Dib communication dated June 17, 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 Item 9-F – Van Houten Park Improvement Project: Change Order #1.

Motion adopted

25-355 Motion by Councilman Saab, seconded by Councilman Constan to approve the budget amendments, as outlined in 9-G. Per Comptroller's Office communication dated June 17, 2025.

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

Motion by Councilman Saab, seconded by Councilman Constan to approve the budget amendments with the addition of the amendments to the Police Department Contractual Services Account and the Police Department Tuition Reimbursement Account, as outlined in 9-G. Per Comptroller's Office communication dated June 17, 2025.

Department:	District Court			
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget
Part Time	101-130-707.100	\$ 150,681.00	\$ (5,000.00)	\$ 145,681.00
Utilities	101-130-745.000	\$ 87,000.00	\$ 5,000.00	\$ 92,000.00
Notes: No Fund Balance Used				

Department:	General Government			
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget
Workmans Comp	101-200-724.000	\$ 300,000.00	\$ (10,000.00)	\$ 290,000.00
Contractual Services	101-200-818.000	\$ 55,000.00	\$ 10,000.00	\$ 65,000.00
Notes: No Fund Balance Used				

Department:	Comptroller Department			
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget
Salaries	101-223-706.000	\$ 385,929.00	\$ (20,000.00)	\$ 365,929.00
Contractual Services	101-223-817.000	\$ 620,000.00	\$ 20,000.00	\$ 640,000.00
Notes: No Fund Balance Used				

Department:	Human Resources			
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget
Supplies	101-226-730.000	\$ 10,000.00	\$ (9,000.00)	\$ 1,000.00
Contractual Services	101-226-818.000	\$ 170,000.00	\$ 9,000.00	\$ 179,000.00
Notes: No Fund Balance Used				

Department:	Building Maintenance			
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget
Utilities	101-265-745.000	\$ 50,000.00	\$ (10,000.00)	\$ 40,000.00
Training	101-265-962.000	\$ 5,000.00	\$ (4,000.00)	\$ 1,000.00
Gen Gov Street Lights	101-200-926.000	\$ 1,418,000.00	\$ (56,620.00)	\$ 1,361,380.00
Repairs and Maintenance	101-265-932.000	\$ 1,334.00	\$ 11,000.00	\$ 12,334.00
Contractual Services	101-265-818.000	\$ 40,000.00	\$ 3,000.00	\$ 43,000.00
Capital Outlay	101-265-981.000	\$ 82,766.00	\$ 56,620.00	\$ 139,386.00
Notes: No Fund Balance Used				

Department:	Police Department			
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget
Contractual Services	101-300-818.000	\$ 370,000.00	\$ (1,500.00)	\$ 368,500.00
Tuition Reimbursement	101-300-825.000	\$ 15,000.00	\$ 1,500.00	\$ 16,500.00
Notes:				

Motion adopted

25-356 Motion by Councilwoman Bryer, seconded by Councilman Constan to approve the following amendments to the Library Budget:

- Increase 738-738-981 (Capital Outlay) Increase by \$30,000.00 (increases from \$9,561.00 to \$39,561.00)
- Increase 738-738-845 (Utilities) Increase by \$15,000.00 (increases from \$-3,834.00 to \$11,166.00)
- Increase 738-738-728 (Office Supplies) Increase by \$10,000.00 (increases from \$-4,388 to \$5,612.00)
(Total Increases \$55,000.00)

- Decrease 738-738-932 (Rep Maintenance/Equip) by \$20,000.00 (decrease from \$29,576.00 to \$9,576.00)
- Decrease 738-738-981.010 (Capital Outlay (Chairs) by \$5,000.00 (decrease from \$5,000.00 to \$0)
- Decrease 738-738-931 (Rep/Maintenance/Building) by \$10,000.00 (decrease from \$41,463.00 to \$31,463.00)
- Decrease 738-738-706 (Ret Pr Yrs) by \$20,000.00 (decrease from \$22,703.00 to \$2,703.00)
(Total Decreases \$55,000.00)

as outlined in 9-H. Per Library Director McCaffery communication dated June 5, 2025

Motion adopted

25-357 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the purchase and payment of twenty-eight (28) mobile radios from Motorola for a cost of \$195,151.72. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 266-266-830.060. Furthermore, authorize a budget amendment to increase GL Account 266-266-830.060 by \$195,151.72 and decrease Fund Balance GL Account 266-000-390.000 by \$195,151.72, as outlined in 9-I. Per Police Chief Haidar communication dated June 2, 2025.

Motion adopted

25-358 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the purchase and payment of ammunition from CMP Distributors for a total cost of \$8,021.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-300-744.000. Furthermore, authorize a budget amendment to increase GL Account 101-300-744.000 by \$8,021.00 and decrease 101-300-962.000 by \$8,021.00, as outlined in 9-J. Per Police Chief Haidar communication dated June 4, 2025.

Motion adopted

25-359 Motion by Councilwoman Bryer, seconded by Councilman Constan to approve the purchase and payment of eight (8) window air conditioning units, four (4) for the Berwyn Senior Center and four (4) for the Eton Senior Center, at a cost of \$658.00 each, totaling \$5,264.00, through Amazon Business which represents the best quote. These will be funded out of the 2024-2025 Parks & Recreation Budget Account #691-885, as outlined in 9-K. Per Parks & Recreation Director Zbosnik communication dated June 17, 2025.

Motion adopted

25-360 Motion by Councilman Saab, seconded by Councilman Constan to receive, note and file the Tax Increment Finance Authority (TIFA) June 20, 2024 Audit Report, as outlined in 9-L. Per TIFA Chairman Emery communication dated June 17, 2025.

Motion adopted

- 25-361** Motion by Councilman Ahmad, seconded by Councilman Saab to approve the following amendments to the City Council Budget:

GL#	Dept	Account	Amount
DECREASE:			
101-101-960.000	City Council	Travel/Education	\$1,000.00
101-101-818.000	City Council	Media	\$5,200.00
101-101-728.000	City Council	Supplies	\$9,700.00
101-210-817.210	Corporation Counsel	Professional - Court Programs	\$4,000.00
101-210-960.000	Corporation Counsel	Travel/Education	\$2,000.00
101-200-949.000	General Government	City Owned Properties	\$8,900.00
INCREASE:			
101-101-826.101	City Council	Legal Fees	\$30,800.00
CURRENT BALANCE:			
101-101-826.101	City Council	Legal Fees	\$39,140.00
NEW BALANCE:			
101-101-826.101	City Council	Legal Fees	\$69,940.00

as outlined in 9-M.

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

Motion adopted

- 25-362** Motion by Councilman Saab, seconded by Councilman Ahmad to refer back to the Treasurer Item 11-A - Electronic Signature Policy Resolution, as outlined in 11-A. Per Treasurer Hicks-Clayton communication dated June 18, 2025.

Motion adopted

- 25-363** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Business License Renewal for Applebees #8085 at 26582 Ford, as outlined in 13-A.

Motion adopted

- 25-364** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to adjourn the Dearborn Heights City Council Regular Meeting.

Motion adopted

The meeting adjourned at 9:29 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY