MINUTES JULY 22, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

25-400 The meeting was called to order at 6:02 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, Councilman Hassan Saab, Councilman Tom Wencel.
Absent: Councilwoman Denise Malinowski Maxwell (arrived at 6:03 p.m.).
Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Assessor Comer, Building & Engineering Director Watland, Chief of Staff Hernandez, City Engineer Dib, DPW Director Danci, Fire Chief Brogan, Human Resource Director Fisher, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Lafeve, Parks & Recreation Director Zbosnik, Police Chief Haidar.

The Pledge of Allegiance was led by Rose Tripepi.

Councilwoman Malinowski Maxwell arrived at 6:03 p.m.

25-401 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the Agenda for the Regular Meeting of July 22, 2025, as submitted, with the removal of Item 9-F from Library Director McCaffery - John F. Kennedy Jr. Library Air Compressor Replacement.

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

25-402 Motion by Councilman Saab, seconded by Councilman Constan to approve the Minutes for the Special Meeting of July 8, 2025, as outlined in 4-A.

Motion unanimously adopted

25-403 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Minutes for the Regular Meeting of July 8, 2025, as outlined in 4-B.

Motion unanimously adopted

25-404 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Minutes for the Special Meeting of July 15, 2025, as outlined in 4-C.

Motion unanimously adopted

25-405 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve Current Claims and ACH/Wire Transfers 6-1 through 6-46, 6-49 through 6-60, and 6-62 through 6-63, as submitted.

1	All Seasons	$11,000.00
2	Amazon	$38,096.35
3	Arbor Professional Solutions	$1,811.18

4	Artistic Landscaping Lawn Service	$1,883.76
5	Artistic Landscaping Lawn Service	$2,294.00
6	Artistic Landscaping Lawn Service	$4,650.00
7	BAE Networks	$3,656.19
8	Bowles Brothers	$1,890.00
9	Bowles Brothers	$10,315.00
10	BSB	$14,382.84
11	Central Wayne County Sanitation Authority	$2,374.96
12	Central Wayne County Sanitation Authority	$6,595.00
13	Central Wayne County Sanitation Authority	$79,249.33
14	Civic Plus	$8,131.20
15	Civic Plus	$11,257.60
16	Civic Plus	$10,512.00
17	Civic Plus	$11,180.00
18	Civic Plus	$29,814.40
19	District 7 Dad's Club	$3,250.00
20	EMS Mgmt & Consultants	$15,539.00
21	ETNA	$2,373.00
22	ETNA	$4,580.00
23	ETNA	$24,514.00
24	Fifer	$2,550.00
25	Hesco	$1,614.48
26	Hoopla	$2,255.52
27	Husky Envelope	$2,371.00
28	Husky Envelope	$1,880.00
29	HydroCorp	$3,317.50
30	Johnsn Controls	$1,960.00
31	Johnsn Controls	$6,585.00
32	Johnsn Controls	$8,498.00
33	Johnsn Controls	$29,059.05
34	Jude Rariden	$7,400.00
35	Library Design Associates	$11,226.00
36	MacQueen	$2,571.22
37	Mark Anthony Contracting	$750,860.82
38	MCA	$1,845.75
39	MCA	$1,904.75

40	Oakland County Fire Records	$1,862.25
41	OpenSpot Theatre LLC	$1,800.00
42	Phoenix Environmental	$3,004.94
43	Phoenix Safety Outfitters	$4,050.00
44	Quad-Tran	$7,384.00
45	Quad-Tran	$4,090.32
46	Shrader Tire & Oil	$4,642.26
49	Wade Trim	$1,589.63
50	Wade Trim	$10,742.50
51	Wade Trim	$15,723.75
52	Wade Trim	$19,354.30
53	Wade Trim	$22,463.35
54	Wade Trim	$23,384.75
55	Wade Trim	$23,397.14
56	Wade Trim	$34,542.50
57	West Bend Insurance Co	$3,644.00
58	Western Wayne County	$19,323.00
59	Waste Management Corporate Services	$2,279.56
60	Waste Management Corporate Services	$2,403.28
62	Priority Waste	$230,872.32
63	Priority Waste	$230,872.32

Motion unanimously adopted

25-406 Motion by Councilwoman Bryer, seconded by Councilman Ahmad to rescind City Council Motion #25-380 and award the bid for Commercial Appraisal Services to Frohm & Widmer, Inc. for a total cost not to exceed $14,000.00 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, and authorize the Mayor and Comptroller or Clerk to sign the necessary warrants and the Treasurer to issue payment from Account 101-200-817.000, of which the current budget is $25,000.00, as outlined in 7-A. Per Assessor Comer communication dated July 15, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilman Ahmad to rescind City Council Motion #25-380 and award the bid for Commercial Appraisal Services to Judeh & Associates, Inc. and return the bid bonds to the unsuccessful bidders, as outlined in 7-A. Per Assessor Comer communication dated July 15, 2025.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilman Saab.
Nays: Councilwoman Malinowski Maxwell, Councilman Wencel.
Absent: None.

Motion adopted

25-407 Motion by Councilman Constan, seconded Councilman Saab to award the bid for the Warren Valley Golf Course Parking Lot Project to BLANK, as outlined in 7-B. Per Comptroller's Office communication dated July 15, 2025.

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

Motion by Councilman Constan, seconded Councilman Saab to refer back to Administration Item 7-B from the Comptroller's Office – Bid Award – Warren Valley Golf Course Parking Lot Project, and direct Administration to go out for bid for a 2-inch layover, as outlined in 7-B. Per Comptroller's Office communication dated July 15, 2025.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab.
Nays: Councilwoman Bryer, Councilman Wencel.
Absent: None.

Motion adopted

25-408 Motion by Councilwoman Bryer, seconded by Councilman Saab to approve and accept renewal of the Michigan Municipal Risk Management Authority (MMRMA) Property & Liability Coverage E-Proposal for the period of July 1, 2025 to July 1, 2026. In addition, authorize Chief of Staff Hernandez to electronically sign, as may be appropriate, on behalf of the City. Additionally, the City approves the payment of $1,599,795.00 to the MMRMA for the City's Annual Contributions stemming from the City's approval and acceptance of this Proposal. Moreover, provided the Mayor also authorizes any such payment as a necessary expense, the City Council authorizes warrants to be issued for the payment of amounts toward the City's Annual Contributions with the total amount of these payments not to exceed $1,599,795.00. Furthermore, with respect to the Net Asset Distribution ($1,019,499.00) Option, the City chooses to deposit in its bank account $700,000.00 and $319,499.00 will be rolled into the MMRMA Retention Fund. These transfers will be in the form of an electronic funds transfer. The City Council authorizes Chief of Staff Hernandez to complete the Net Asset Distribution Option Form accordingly, and authorizes Chief of Staff Hernandez to sign this form electronically on behalf of the city as the City's Member Representative, as outlined in 9-A. Per Chief of Staff Hernandez communication dated July 15, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilman Saab to approve and accept renewal of the Michigan Municipal Risk Management Authority (MMRMA) Property & Liability Coverage E-Proposal for the period of July 1, 2025 to July 1, 2026. In addition, authorize Chief of Staff Hernandez to electronically sign, as may be appropriate, on behalf of the City. Additionally, the City approves the payment of $1,645,254.00 to the MMRMA for the City's Annual Contributions stemming from the City's approval and acceptance of this Proposal. Moreover, provided the Mayor also authorizes any such payment as a necessary expense, the City Council authorizes warrants to be issued for the payment of amounts toward the City's Annual Contributions with the total amount of these payments not to exceed $1,645,254.00. Furthermore, with respect to the Net Asset Distribution ($744,692.00) Option, will be rolled into the MMRMA Retention Fund. These transfers will be in the form of an electronic funds transfer. The City Council authorizes Chief of Staff Hernandez to complete the Net Asset Distribution Option Form accordingly, and authorizes Chief of Staff Hernandez to sign this form electronically on behalf of the city as the City's Member Representative, as outlined in 9-A. Per Chief of Staff Hernandez communication dated July 15, 2025.

Motion unanimously adopted

25-409 Motion by Councilman Ahmad, seconded by Councilman Saab to authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment for the signed contracts for the Drinking Water State Revolving Fund and the Clean Water State Revolving Fund projects, as outlined in 9-B. Per City Engineer Dib communication dated July 15, 2025.

Motion unanimously adopted

25-410 Motion by Councilman Saab, seconded by Councilwoman Bryer to authorize the acceptance of the Michigan Department of Transportation (MDOT) Grant Agreement provided and authorize the Mayor and the Clerk to sign the agreement on behalf of the City. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants related to this project, and the Treasurer to issue payment out of the Safe Routes to Schools Expense GL Account 101-440-981.014, of which the current budget is $145,780.00, as outlined in 9-C. Per Comptroller's Office communication dated July 16, 2025.

Motion unanimously adopted

25-411 Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the addition of a new employee in the Water Billing Department to be paid out of the Water Fund, as outlined in 9-D. Per Comptroller's Office communication dated July 15, 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

25-412 Motion by Councilman Constan, seconded by Councilman Ahmad to approve the Intergovernmental Agreement between the City of Dearborn Heights and Garden City for the establishment of a Family Resource Center, and authorize the Mayor and City Clerk to sign the agreement, subject to the final review and approval of Corporation Counsel, as outlined in 9-E. Per Roger Farinha communication dated July 15, 2025.

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

Motion by Councilman Constan, seconded by Councilman Ahmad to refer to the next City Council Meeting Item 9-E from Roger Farinha - Intergovernmental Agreement with Garden City - Family Resource Center Establishment, as outlined in 9-E. Per Roger Farinha communication dated July 15, 2025.

Motion unanimously adopted

25-413 Motion by Councilman Ahmad, seconded by Councilman Saab to authorize the Comptroller's Department to create a new account for the Senior Centers' restricted donations to be used exclusively for the benefit of the Dearborn Heights Senior Centers. In addition, the disbursement of funds from this account will be permitted only with the unanimous approval of the following: The Berwyn Senior Center Coordinator, Eton Senior Center Coordinator and the Parks & Recreation Director, as outlined in 9-G. Per Parks & Recreation Director Zbosnik communication dated July 2, 2025.

Motion unanimously adopted

25-414 Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the formal change of the Richard A. Young Recreation Coordinator position to a 40-hour per week exempt position, as outlined in 9-H. Per Parks & Recreation Director Zbosnik communication dated July 15, 2025.

Motion unanimously adopted

25-415 Motion by Councilman Ahmad, seconded by Councilman Wencel to adopt the Resolution Regarding City Charter Section 8.9 – Disbursement of Funds, resolving the following:

> NOW, THEREFORE, BE IT RESOLVED, that the City Council affirm the authority of the City Treasurer Lisa A. Hicks-Clayton to demand from the City Comptroller all payments requests back-ups are on file, and these shall be subject to inspection by the City Treasurer's office. Accordingly, in addition, the City Council reiterates the Treasurer's authority as required by the City Charter Section 8.9 to reject warrants/checks issued on general ledger line items with zero balances.

> FURTHERMORE, the City Council only first authorizes warrants for "necessary expenses" under City Charter Section 8.9 if such an expense is for an emergency or urgent matter. Accordingly, pursuant to City charter Section 5.3(m) and the City Charter Section 8.9, the City Council directs the Mayor to certify the necessity of any and all payments requested without City Council approval and authorize the Treasurer to reject any/all payments without City Council approval if those payments are deemed not to be "necessary expense" as defined by this resolution. All non-emergency and non-urgent expenditure payments shall be presented for the City Council approval on a biweekly basis,

as outlined in 11-A. Per Treasurer Hicks-Clayton communication dated July 15, 2025.

Ayes: Council Chair Pro Tem Ahmad, Councilwoman Malinowski Maxwell, Councilman Wencel.
Nays: Council Chairman Baydoun, Councilwoman Bryer, Councilman Constan, Councilman Saab.
Absent: None.

Motion defeated

25-416 Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Cooper's Garage at 21244 Van Born, as outlined in 13-A.

Motion unanimously adopted

25-417 Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Emelia's Guac 'n' Roll, as outlined in 13-B.

Motion unanimously adopted

Council Chairman Baydoun and Councilman Wencel stepped out at 10:00 p.m.

25-418 Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Saab to adjourn the Dearborn Heights City Council Regular Meeting.

Ayes: Council Chair Pro Tem Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab.
Nays: None.
Absent: Council Chairman Baydoun, Councilman Wencel.

Motion adopted

The meeting adjourned at 10:03 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY