

MINUTES AUGUST 12, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

25-425 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, Councilwoman Denise Malinowski Maxwell, Councilman Hassan Saab.
 Absent: Councilman Robert Constan (arrived at 6:06 p.m.), Councilman Tom Wencel.
 Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Chief of Staff Hernandez, City Engineer Dib, DPW Director Danci, Fire Chief Brogan, Human Resource Director Fisher, IT Director Cooper, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Lafave, Parks & Recreation Director Zbosnik, Police Chief Haidar.

The Pledge of Allegiance was led by Angela Venegas.

25-426 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Agenda for the Regular Meeting of August 12, 2025, as submitted.

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

Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Agenda for the Regular Meeting of August 12, 2025, as submitted, with the addition of Item 9-J from Roger Farinha – Intergovernmental Agreement with Garden City – Family Resource Center Establishment.

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

Motion adopted

25-427 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Minutes for the Regular Meeting of July 22, 2025, as outlined in 4-A.

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

Motion adopted

25-428 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the Minutes for the Special Meeting of July 29, 2025, as outlined in 4-B.

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

Motion adopted

Councilman Constan arrived at 6:06 p.m.

25-429 Motion by Councilman Ahmad, seconded by Councilman Saab to approve Current Claims and ACH/Wire Transfers 6-1 through 6-35, 6-37 through 6-53, and 6-56 through 6-70, as submitted.

1	Alaman Bookstore	\$5,920.43
2	Allied Building Services	\$3,793.52
3	Allied Building Services	\$1,841.52
4	Applied Innovation	\$2,027.14
5	Artistic Landscaping	\$11,901.42
6	BAE Networks	\$13,764.00
7	Bound Tree Medical	\$2,964.32
8	Bowles Brothers Services	\$3,150.00
9	Bowles Brothers Services	\$5,800.00
10	Central Michigan Paper	\$2,880.00
11	County of Wayne	\$476,294.79
12	City of Dearborn	\$36,455.23
13	CMP Distributors	\$2,125.00
14	CMP Distributors	\$8,021.00
15	Dave's Carpet	\$2,325.00
16	Dave's Carpet	\$1,653.00
17	Detroit Princess Riverboat	\$1,900.00
18	Election Source	\$5,591.00
19	ELM USA	\$1,949.95
20	ETNA Supply	\$2,088.00
21	ETNA Supply	\$2,071.00
22	Gandol	\$1,950.00
23	Getaway Tours	\$2,190.00
24	Grainger	\$1,792.74
25	Grainger	\$3,071.61
26	Grainger	\$2,107.36
27	Great Lakes Water	\$11,721.72
28	Great Lakes Water	\$370,170.14
29	Home Depot	\$4,995.65
30	Hoopla	\$2,255.52
31	Huron River Watershed	\$14,695.02
32	Ibex Insurance	\$5,894.00
33	Ibex Insurance	\$112,114.00
34	Intrado	\$1,636.54

35	JPW Technologies	\$6,246.46
37	Mark Anthony Contracting	\$785,366.72
38	Michigan Humane Society	\$6,551.00
39	Michigan Municipal Risk	\$5,827.00
40	Michigan Municipal Risk	\$722,627.00
41	New Image Building	\$3,023.13
42	New Image Building	\$3,023.13
43	Occmed	\$2,056.00
44	On Grade Specialists	\$11,975.00
45	O'reilly Auto Parts	\$1,529.70
46	Plante & Moran	\$14,553.00
47	Plante & Moran	\$23,838.75
48	Printing Systems	\$5,783.00
49	Priority Waste	\$102,903.09
50	Priority Waste	\$2,787.65
51	R & R Fire Truck Repair	\$14,525.48
52	RKA Petroleum	\$14,525.48
53	Troff, Petzke & Ammenson	\$2,823.26
56	Village Ford	\$2,656.89
57	Wayne County	\$71,039.11
58	Wayne County	\$476,294.79
59	Wayne County	\$17,644.28
60	Wayne County	\$156,939.40
61	Wayne County	\$148,365.55
62	Wayne County	\$476,294.79
63	Wayne County	\$476,294.79
64	Wayne County	\$131,180.54
65	Wayne County	\$222,380.75
66	Wayne County	\$476,294.79
67	Wayne County	\$358,439.00
68	Wayne County	\$4,300.00
69	Wayne County	\$222,380.75
70	Wayne County	\$131,180.54

Motion adopted

25-430 Motion by Councilman Saab, seconded by Councilman Constan to award the bid for the Warren Valley Parking Lot Resurfacing to BLANK contingent upon the following, as outlined in 7-A. Per Comptroller's Office communication dated August 4, 2025.

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

Motion by Councilman Saab, seconded by Councilman Constan to refer back to Administration Item 7-A - Bid Award - Warren Valley Parking Lot Resurfacing, as outlined in 7-A. Per Comptroller's Office communication dated August 4, 2025.

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

Nays: Councilwoman Bryer.

Absent: Councilman Wencel.

Motion adopted

25-431 Motion by Councilman Ahmad, seconded Councilwoman Malinowski Maxwell to award the bid for the 2025-2027 Street Pavement Program Contract to A & G Construction as the lowest bidder, and authorize the Mayor and the Clerk to sign the contract on behalf of the City after the contract has been brought back to Council for review and approval. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue the necessary payments out of Major & Local Streets Repairs GL Accounts 203-203-880.500 and 202-202-880.500, as outlined in 7-B. Per Comptroller's Office communication dated August 4, 2025.

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

Motion by Councilman Ahmad, seconded Councilwoman Malinowski Maxwell to award the bid for the 2025-2027 Street Pavement Program Contract to A & G Construction as the lowest bidder, and authorize the Mayor and the Clerk to sign the contract on behalf of the City after the contract has been brought back to Council for review and approval with the following modifications:

- Pictures of each section before, during, and after work is done must be time-stamped and signed by the City Engineer inspecting the work, and provided to the City Council
- The contract can be canceled at any time with cause
- Annual renewal of the contract is subject to the discretion of the City Council for the next (3) years

In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue the necessary payments out of Major & Local Streets Repairs GL Accounts 203-203-880.500 and 202-202-880.500, as outlined in 7-B. Per Comptroller's Office communication dated August 4, 2025.

MOTION 25-431 WAS TABLED, AND THE VOTE WAS TAKEN AFTER MOTION 25-443 WAS COMPLETED

Motion adopted

25-432 Motion by Councilwoman Bryer, seconded by Councilman Constan to award the bid for the Infrastructure Resilience Plan to OHM as the most qualified bidder, and authorize the Mayor and Clerk to sign the contract on behalf of the City after the contract has been brought back to Council for review and approval. This is a State Community Development Block Grant (CDBG) funded project, as outlined in 7-C. Per Comptroller's Office communication dated August 5, 2025.

Motion adopted

25-433 Motion by Councilman Ahmad, seconded by Councilman Constan to award the bid for the Comprehensive Master & Environmental Resilience Plan to McKenna as the lowest bidder, and authorize the Mayor and Clerk to sign the contract on behalf of the City. This is a State Community Development Block Grant (CDBG) funded project, as outlined in 7-D. Per Comptroller's Office communication dated August 5, 2025.

Motion adopted

25-434 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the updating of the City of Dearborn Heights Comerica and Chase signor cards. The updated signor cards that are effective immediately should reflect the following:

- Mayor - Bill Bazzi
- City Clerk - Lynne M. Senia
- City Treasurer - Lisa A. Hicks (Hicks-Clayton)
- Interim Comptroller - Mahdi I. Baydoun

as outlined in 8-A. Per Mayor Bazzi communication dated August 4, 2025.

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

Motion by Councilman Ahmad, seconded by Councilman Constan to approve the updating of the City of Dearborn Heights Comerica and Chase signor cards. The updated signor cards that are effective immediately will expire December 31, 2025, and should reflect the following:

- Mayor - Bill Bazzi
- City Clerk - Lynne M. Senia
- City Treasurer - Lisa A. Hicks (Hicks-Clayton)
- Interim Comptroller - Mahdi I. Baydoun

as outlined in 8-A. Per Mayor Bazzi communication dated August 4, 2025.

Motion adopted

25-435 Motion by Councilman Ahmad, seconded by Councilman Saab to concur with the Mayoral appointment of Elyana Hussain to the Commission on Women and Girls, term to expire April 2027. This appointment is to replace Zaynab Abdallah, as outlined in 8-B. Per Mayor Bazzi communication dated August 4, 2025.

Motion adopted

25-436 Motion by Councilman Constan, seconded by Councilman Ahmad to concur with the Mayoral appointment of Ali Ayoub to the Planning Commission, term to expire January 2026. This appointment is to replace Saif Alsenad, as outlined in 8-C. Per Mayor Bazzi communication dated August 4, 2025.

Motion adopted

25-437 Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to approve the extension of the Summer Tax deadline from August 18, 2025, to August 28, 2025, as outlined in 9-A. Per Treasurer Hicks-Clayton communication dated August 5, 2025.

Ayes: Council Chairman Baydoun, Council Chair Pro Tem Ahmad, Councilwoman Malinowski Maxwell, Councilman Saab.

Nays: Councilwoman Bryer, Councilman Constan.

Absent: Councilman Wencel.

Motion adopted

- 25-438** Motion by Councilman Saab, seconded by Councilman Ahmad to approve the proposal for a BS&A Back-to-Basics training session for the Treasurer's Office for a total cost not to exceed \$2,000.00, as outlined in 9-B. Per Treasurer Hicks-Clayton communication dated August 5, 2025.

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

Motion by Councilman Saab, seconded by Councilman Ahmad to approve the proposal for a BS&A Back-to-Basics training session for the Treasurer's Office for a total cost not to exceed \$2,000.00, to be paid from Account 101-253-802.000 of which the current balance is \$75,000.00, as outlined in 9-B. Per Treasurer Hicks-Clayton communication dated August 5, 2025.

Motion adopted

- 25-439** Motion by Councilman Constan, seconded by Councilman Saab to approve the agreement for Commercial Appraisal Services between the City and Judeh & Associates for the agreed fee of \$5,500.00, 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 Contractual Services Account 101-200-818.000 of which the current budget is \$68,271.00, as outlined in 9-C. Per Assessor Comer communication dated August 5, 2025.

Motion adopted

- 25-440** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the Grant Agreement from the Southeast Michigan Council of Governments (SEMCOG) Road Safety Audit Grant Agreement, and authorize the Mayor and Clerk to sign the agreement 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 for the \$24,981.31 which includes \$4,996.26 the 20% local non-federal match from Account 101-440-808.000, as outlined in 9-D. Per City Engineer Dib communication dated August 4, 2025.

Motion adopted

- 25-441** Motion by Councilwoman Bryer, seconded by Councilman Constan to authorize Alexander Watson of the AECOM to manage all matters concerning the electric and gas utility demolition for the property located at 4901 S. Inkster Rd., Dearborn Heights, MI 48125, which is currently under design by the U.S. Army Corp of Engineers for the Ecorse Creek Retention Basin, and to grant full access to account details and allow him to perform any necessary action related to utilities on the City's behalf. This authorization includes, but is not limited to, managing all aspects related to the utility services provided at the above address, as outlined in 9-E. Per City Engineer Dib communication dated August 4, 2025.

Motion adopted

- 25-442** Motion by Councilman Ahmad, seconded by Councilman Saab to award the bid for the Financial Audit and Single Audit 3-Year Service Contract to Alan C. Young & Associates as the lowest bidder, 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 payments out of the Comptroller's Office Contractual Services GL Account 101-223-817.000, as outlined in 9-F. Per Comptroller's Office communication dated August 4, 2025.

Motion adopted

- 25-443** Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the updated procurement and purchasing policy, as outlined in 9-G. Per Comptroller's Office communication dated August 5, 2025.

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

Motion by Councilman Ahmad, seconded by Councilwoman Bryer to refer to a study session the updated procurement and purchasing policy, as outlined in 9-G. Per Comptroller's Office communication dated August 5, 2025.

Motion adopted

Councilwoman Malinowski Maxwell stepped out at 8:09 p.m.

- 25-444** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the following budget amendments, as outlined in 9-H. Per Comptroller's Office communication dated August 4, 2025.

Budget Amendments					
Department:	Parks & Recreation				
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget	Remaining Balance
Parks & Recreation Salaries	101-691-706.000	\$ 339,806.00	\$ 14,000.00	\$ 353,806.00	\$ 318,686.62
Parks & Recreation Overtime	101-691-709.000	\$ 17,340.00	\$ (7,000.00)	\$ 10,340.00	\$ 10,340.00
Parks & Recreation Part-Time	101-691-707.100	\$ 215,220.00	\$ (5,000.00)	\$ 210,220.00	\$ 194,525.74
Mayor's Office Part-Time	101-171-707.100	\$ 23,220.00	\$ (2,000.00)	\$ 21,220.00	\$ 15,213.75
Notes: Amendment for parks and rec employee position reclassification previously approved by council (Recreation Coordinator)					
Department:	Highway				
Account Description	GL Number	Current Budget	Amended Amount	Amended Budget	Remaining Balance
Grant Expenses	101-440-808.000	\$ -	\$ 24,981.31	\$ 24,981.31	\$ 24,981.31
Transfer from Major & Local Streets Fund	101-000-676.001	\$ 132,676.00	\$ 4,996.36	\$ 137,672.36	\$ 137,672.36
State Grants (Revenue)	101-000-549.000	\$ 513,824.00	\$ 19,984.95	\$ 533,808.95	\$ 533,808.95
Notes: SEMCOG Audit Safety Grant Amendment. 20% Match (\$4996.36) reimbursed from Major & Local Streets.					

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

Nays: None.

Absent: Councilwoman Malinowski Maxwell, Councilman Wencel.

Motion adopted

Councilwoman Malinowski Maxwell returned at 8:13 p.m.

- 25-445** Motion by Councilwoman Bryer, seconded by Councilman Saab to approve the purchase and payment of a Vactor 2100i from MacQueen Group for a cost not to exceed \$643,400.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account GL# 592-537-981.000 (beginning balance \$450,000.00, ending balance \$0) and GL# 592-540-981.000 (beginning balance \$297,530.00, ending balance \$104,130.00). These are both Capital Outlay GL Accounts within the Water Department, as outlined in 9-I. Per DPW Director Danci communication dated August 4, 2025.

Motion adopted

- 25-446** Motion by Councilman Ahmad, seconded by Councilman Constan 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 Clerk to sign the agreement, as outlined in 9-J. Per Roger Farinha communication dated August 12, 2025.

Motion adopted

- 25-447** Motion by Councilman Constan, seconded by Councilman Ahmad to receive, note and file the Citizens' Petition to Address the Unauthorized Disclosure of Minors' Personally Identifiable Information (PII), as outlined in 10-A. Per Dearborn Heights residents, parents, and concerned citizens communication dated July 27, 2025.

Motion adopted

- 25-448** Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Ahmad 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 second time and become effective after the third reading upon publication, as outlined in 11-A Per Planning Commission communication dated July 27, 2025.

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

Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Ahmad that Proposed Ordinance H-25-02 be referred to Special Legal Counsel for pending modifications requested by City Council. Per Planning Commission communication dated July 27, 2025.

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

Nays: Councilman Saab.

Absent: Councilman Wencel.

Motion adopted

- 25-449** Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Business License Renewal for Kars R Us Auto Sales LLC at 8230 N. Telegraph, as outlined in 13-A.

Motion adopted

- 25-450** Motion by Councilman Ahmad, seconded by Councilwoman Malinowski Maxwell to approve the Business License Renewal for X Drive Auto Sales LLC at 6528 N. Telegraph, as outlined in 13-B.

Motion adopted

- 25-451** Motion by Councilman Ahmad, seconded by Councilman Saab to adjourn the Dearborn Heights City Council Regular Meeting.

Motion adopted

The meeting adjourned at 9:27 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY