

MINUTES SEPTEMBER 9, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

25-483 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, Councilman Robert Constan, Councilwoman Denise Malinowski Maxwell, Councilman Hassan Saab, Councilman Tom Wencel.

Absent: Councilwoman Nancy Bryer.

Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Building & Engineering Director Watland, Chief of Staff Hernandez, Interim Comptroller Baydoun, DPW Director Danci, Fire Chief Brogan, Human Resource Director Fisher, Library Director McCaffery, Parks & Recreation Director Zbosnik.

The Pledge of Allegiance was led by Council Chair Pro Tem Hassan Ahmad.

25-484 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Agenda for the Regular Meeting of September 9, 2025 as submitted, with the addition of the following:

- Item 9-J – Authorization for Survey
- Item 9-K – Permanent Traffic Control Device - Stop Signs at Kinmore Street and Doxtator Avenue

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

Nays: Councilwoman Malinowski Maxwell, Councilman Wencel.

Absent: Councilwoman Bryer.

Motion adopted

25-485 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Minutes for the Special Meeting of August 26, 2025, as outlined in 4-A.

Motion adopted

25-486 Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Minutes for the Regular Meeting of August 26, 2025, as outlined in 4-B.

Motion adopted

MOTION 25-487 WAS RESCINDED LATER IN THE MEETING VIA MOTION 25-505, AND THE ITEM WAS RECONSIDERED VIA MOTION 25-506.

~~**25-487** Motion by Councilman Saab, seconded by Councilman Ahmad to approve Current Claims and ACH/Wire Transfers 6-1 through 6-22 and 6-24 through 6-58, 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 6-22 and 6-24 through 6-58, as submitted, with the removal of 6-19, 6-32, and 6-33.~~

~~Motion adopted~~

25-488 Motion by Councilman Ahmad, seconded Councilman Constan to award the bid for CDBG Professional Services to Wade Trim Associates Inc. for a cost of \$101,200.00 and return the bid bonds to the unsuccessful bidders. In addition, authorize the Mayor and Clerk to sign the attached 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 Account GL number 103-960-918.000, as outlined in 7-A. Per CEDD Director Saad communication dated September 2, 2025.

Motion adopted

25-489 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the payment of the invoices related to the legal case of Kevin Swope, et al v. City of Dearborn Heights, et al, as outlined in 9-A. Per Council Chairman Baydoun communication dated September 4, 2025.

Motion adopted

25-490 Motion by Councilman Ahmad, seconded by Councilman Saab to refer back to Administration Item 9-B – Environmental Testing and Consulting – Contract Extension, as outlined in 9-B. Per CEDD Director Saad communication dated September 2, 2025.

Motion adopted

25-491 Motion by Councilman Constan, seconded by Councilman Saab to approve the purchase and payment of a water main break materials dump truck from Wolverine Freightliner and Truck & Trailer for a cost not to exceed \$210,847.35 which represents a price of \$200,807.00 plus 5% contingency. In addition, approve a budget amendment of \$106,717.35 from GL Account 592-540-818.040 Sewer Lining Contractual Services to GL Account 592-540-981.000 Water & Sewer Capital Outlay. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account GL# 592-540-981.000, of which the starting balance will be \$210,847.35, and the ending balance will be \$0, as outlined in 9-C. Per DPW Director Danci communication dated September 2, 2025.

Motion adopted

25-492 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the purchase and payment of two (2) fire engine intake valves from MES Life Safety for a total cost of \$4,477.00 to be paid from Capital Outlay Account 101-335-981.000 upon receipt. The remaining balance after purchase will be \$2,023.00, as outlined in 9-D. Per Fire Chief Brogan communication dated September 3, 2025.

Motion adopted

25-493 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Tentative Agreement Between the City and the Police Officers Association of Michigan/Dearborn Heights Communications Officers Association for a collective bargaining agreement to expire June 30, 2026, and authorize the Mayor and Clerk to sign the completed contract on behalf of the City when all the changes are incorporated into the document, as outlined in 9-E. Per Human Resource Director Fisher communication dated September 3, 2025.

Motion adopted

25-494 Motion by Councilman Saab, seconded by Councilman Constan to approve the Street Pavement Program 2025-2027 Contract between the City and A & G Construction for a total cost of \$3,017,300.00 and authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire in 2027. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Major & Local Street Repairs GL Accounts 203-203-880.500 and 202-202-880.500. Furthermore, the provisions added to the contract are to be upheld, that the contractor is to provide photos of every job they do, as outlined in 9-F. Per Interim Comptroller Baydoun communication dated September 3, 2025.

Motion adopted

25-495 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the amendment to the lease agreement between the City and Wayne County for Parkland Park, located at 6500 Parkland Street, Dearborn Heights, Michigan. This amendment shall effectively terminate the existing lease agreement on the date of approval by the Wayne County Commission, as outlined in 9-G. Per Parks & Recreation Director Zbosnik communication dated September 2, 2025.

Ayes: None.

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

Absent: Councilwoman Bryer.

Motion defeated

25-496 Motion by Councilman Ahmad, seconded by Councilman Saab to approve the purchase and payment of a CLEMIS livescan/mugshot workstation from CLEMIS Oakland County for an annual cost of \$10,874.00. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and any future warrants, and the Treasurer to issue payment from Account 101-300-818.000, of which the current balance is \$233,907.49, leaving a balance of \$222,907.49 remaining in the account, as outlined in 9-H. Per Police Chief Haidar communication dated August 26, 2025.

Motion adopted

25-497 Motion by Councilman Ahmad, seconded by Councilman Constan to approve the contract between the City and AXON for a total cost of \$2,155,529.50 over a five-year period, and authorize the Mayor and Clerk to sign the contract on behalf of the city, which will expire in December 2029. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from account 101-300-818.000. Funding will need to come from the following accounts:

Date	Forfeiture - 265-330-831.265	General Fund - 101-300-818.000	Total Payment
December 2025	\$ 273,400.00	\$ -	\$ 273,400.00
December 2026	\$ 235,266.19	\$ 235,266.19	\$ 470,532.37
December 2027	\$ 235,266.19	\$ 235,266.19	\$ 470,532.37
December 2028	\$ 235,266.19	\$ 235,266.19	\$ 470,532.38
December 2029	\$ 235,266.19	\$ 235,266.19	\$ 470,532.38
Totals	\$ 1,214,464.75	\$ 941,064.75	\$ 2,155,529.50

as outlined in 9-I. Per Police Chief Haidar communication dated September 3, 2025.

Motion adopted

25-498 Motion by Councilman Saab, seconded by Councilman Constan to authorize the survey of 25470 Kennedy Street for a cost not to exceed \$5,000.00. In addition, 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 balance is \$11,869.15. The Party to which the fence is determined not on their property will pay the costs for the survey, as outlined in 9-J. Per Chief of Staff Hernandez communication dated September 9, 2025.

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

Motion by Councilman Saab, seconded by Councilman Constan to authorize the survey of 25470 Kennedy Street for a cost not to exceed \$5,000.00. In addition, 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 balance is \$11,869.15. In addition, Administration will get three (3) quotes for the survey and bring the results back to Council for final approval, as outlined in 9-J. Per Chief of Staff Hernandez communication dated September 9, 2025.

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

Nays: Councilwoman Malinowski Maxwell, Councilman Wencel.

Absent: Councilwoman Bryer.

Motion adopted

- 25-499** Motion by Councilman Saab, seconded by Councilman Ahmad to approve a traffic device at Kinmore Street and Doxtator Avenue, that eastbound and westbound stop signs be added to the intersection, as it currently only has a one-way stop sign. In addition, make sure this becomes a 4-way stop sign as soon as possible, as outlined in 9-K. Per Councilman Saab communication dated September 9, 2025.

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

Motion by Councilman Saab, seconded by Councilman Ahmad to approve a 4-way stop sign at Kinmore Street at Doxtator Avenue, as heading east and west there is currently no stop sign, upon the approval of the traffic division and the Dearborn Heights Police Chief, as outlined in 9-K. Per Councilman Saab communication dated September 9, 2025.

Motion adopted

- 25-500** Motion by Councilman Ahmad, seconded by Councilman Baydoun 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 upon publication, as outlined in 11-A. Per Council Chairman Baydoun communication dated September 3, 2025.

Motion adopted

Council Chairman Baydoun stepped out at 8:34 p.m.

- 25-501** Motion by Councilman Saab, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Superfit Nutrition Live BBQ, as outlined in 13-A.

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

Nays: None.

Absent: Council Chairman Baydoun, Councilwoman Bryer.

Motion adopted

25-502 Motion by Councilman Saab, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Tacos La Conquista, as outlined in 13-B.

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

Nays: None.

Absent: Council Chairman Baydoun, Councilwoman Bryer.

Motion adopted

25-503 Motion by Councilman Saab, seconded by Councilman Wencel to approve the Business License Renewal for Anthony's All Car & Truck Sales LLC at 20032 Van Born, as outlined in 13-C.

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

Nays: None.

Absent: Council Chairman Baydoun, Councilwoman Bryer.

Motion adopted

25-504 Motion by Councilman Saab, seconded by Councilman Wencel to suspend the rules.

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

Nays: None.

Absent: Council Chairman Baydoun, Councilwoman Bryer.

Motion adopted

25-505 Motion by Councilman Saab, seconded by Councilman Wencel to rescind Council Motion 25-487.

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

Nays: None.

Absent: Council Chairman Baydoun, Councilwoman Bryer.

Motion adopted

Council Chairman Baydoun returned at 8:39 p.m.

25-506 Motion by Councilman Saab, seconded by Councilman Wencel to approve Current Claims and ACH/Wire Transfers 6-1 through 6-22 and 6-24 through 6-58, as submitted.

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

Motion by Councilman Saab, seconded by Councilman Baydoun to approve Current Claims and ACH/Wire Transfers 6-1 through 6-22 and 6-24 through 6-58, as submitted, with the removal of 6-19, 6-31, 6-32, 6-33, 6-35, 6-44, and 6-51.

1	Ajax Materials Corp	\$7,479.10
2	Allied Building Service	\$2,910.00
3	Allied Building Service	\$3,704.31
4	Allied Building Service	\$6,338.65

5	Allied Building Service	\$2,899.18
6	Artistic Landscaping & Lawn Service	\$12,021.42
7	Associated Fire Protection	\$2,380.00
8	City of Taylor	\$2,318.80
9	Dewolfe & Associates	\$2,535.00
10	Eskill	\$5,000.00
11	Etna Supply	\$1,794.00
12	Great Lakes Water Authority	\$359,119.52
13	Great Lakes Water Authority	\$12,260.91
14	Great Lakes Water Authority	\$362,804.36
15	Great Lakes Water Authority	\$397,961.73
16	Health Joy	\$1,789.46
17	Home Depot	\$2,019.35
18	Hoopla	\$2,386.07
19	Hussein Berro	\$9,178.42
20	Jack Doheny Company	\$4,841.54
21	Jack Doheny Company	\$15,450.68
22	Johnson Controls	\$10,034.41
24	Michigan Humane	\$5,807.00
25	Michigan Municipal League	\$13,851.00
26	Michigan Municipal Risk Management Authority	\$4,786.32
27	Mobile Beacon	\$2,640.00
28	Mobile Beacon	\$2,760.00
29	New Image Building Services	\$3,023.13
30	Norwicki's Plumbing	\$1,875.00
31	Ogletree Deakins	\$13,832.50
32	Ogletree Deakins	\$3,272.50
33	Ogletree Deakins	\$3,410.00
34	On Grade Specialist's	\$9,762.50
35	O'reilly Rancilio	\$55,721.52
36	Plante Moran	\$25,400.00
37	Plante Moran	\$1,500.00
38	PM Technologies	\$3,083.47
39	Pomp's Tire	\$2,423.86
40	Pomp's Tire	\$3,908.22
41	Power DMS	\$8,829.04
42	Priority One	\$3,154.98
43	Rima Yahfoufi - Jurist Law	\$7,050.00

44	Schenk & Bruetsch	\$3,000.00
45	The Library Network	\$2,407.66
46	The Library Network	\$2,651.19
47	The Library Network	\$10,373.65
48	The Library Network	\$14,294.80
49	Total Response	\$3,385.40
50	Ulliance	\$1,939.80
51	Wade Trim	\$2,202.50
52	Wayne County Environmental Services Division	\$4,300.00
53	Wayne County Environmental Services Division	\$471,581.00
54	Earth and Ether Art	\$2,495.00
55	Apex Software	\$1,800.00
56	Mark Anthony Contracting	\$779,565.67
57	Conference of Western Wayne	\$8,604.00
58	Healthjoy	\$1,762.14

Ayes: Council Chairman Baydoun, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Saab, Councilman Wencel.

Nays: Council Chair Pro Tem Ahmad.

Absent: Councilwoman Bryer.

Motion adopted

25-507 Motion by Councilman Saab, seconded by Councilman Constan to adjourn the Dearborn Heights City Council Regular Meeting.

Motion adopted

The meeting adjourned at 9:36 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY