

MINUTES OCTOBER 14, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

25-539 The meeting was called to order at 6:22 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 Hassan Saab, Councilman Tom Wencel.

Absent: None.

Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Building & Engineering Director Watland, Chief of Staff Hernandez, City Engineer Dib, Interim Comptroller Baydoun, CEDD Director Saad, DPW Director Danci, Fire Chief Brogan, Human Resource Director Fisher, IT Director Cooper, Library Director McCaffery, Parks & Recreation Director Zbosnik, Police Chief Haidar, TIFA Administrator Rosco.

The Pledge of Allegiance was led by Councilman Hassan Saab.

25-540 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Amended Agenda for the Regular Meeting of October 14, 2025, as submitted.

Motion unanimously adopted

25-541 Motion by Councilman Ahmad, seconded by Councilman Saab to accept the resignation of Bill Bazzi as Mayor of Dearborn Heights. His last day with the City was October 8, 2025, as outlined in 3-A.

Motion unanimously adopted

25-542 Motion by Councilman Constan, seconded by Councilman Saab to appoint Council Chairman Mo Baydoun as the Mayor of Dearborn Heights for the period to run from October 14, 2025, to December 31, 2025.

Council Chairman Mo Baydoun accepted the nomination.

25-543 Motion by Councilman Saab, seconded by Councilman Ahmad to accept Council Chairman Mo Baydoun's resignation as a member of the Dearborn Heights City Council upon him receiving the Oath of Office.

Motion unanimously adopted

The vote was taken for **Motion 25-542**

Motion unanimously adopted

City Clerk Senia administered the Oath of Office to the incoming appointed Mayor Baydoun.

25-544 Motion by Councilman Saab, seconded by Councilman Constan to suspend the rules to entertain a motion to appoint a new council chairman.

Motion unanimously adopted

25-545 Motion by Councilman Saab, seconded by Councilman Constan to appoint Council Chairman Pro Tem Hassan Ahmad as Council Chairman to expire December 31, 2025.

Council Chairman Pro Tem Hassan Ahmad accepted the nomination.

Motion unanimously adopted

25-546 Motion by Councilman Constan, seconded by Councilwoman Bryer to appoint Councilman Hassan Saab as the Council Chairman Pro Tem.

Motion by Councilman Wencel, seconded by Councilwoman Malinowski Maxwell to appoint Councilwoman Malinowski Maxwell as the Council Chairwoman Pro Tem.

A roll call vote was taken:

Council Chairman Hassan Ahmad: Hassan Saab
Councilwoman Nancy Bryer: Hassan Saab
Councilman Robert Constan: Hassan Saab
Councilwoman Denise Malinowski Maxwell: Denise Malinowski Maxwell
Councilman Hassan Saab: Hassan Saab
Councilman Tom Wencel: Denise Malinowski Maxwell

Council Chairman Ahmad congratulated Councilman Hassan Saab who received 4 votes for the appointment of Council Chairman Pro Tem.

Motion adopted

25-547 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Minutes for the Regular Meeting of September 23, 2025, as outlined in 4-A.

Motion unanimously adopted

25-548 Motion by Councilman Saab, seconded by Councilman Constan to approve the Minutes for the Special Meeting of September 30, 2025, as outlined in 4-B.

Motion unanimously adopted

25-549 Motion by Councilman Saab, seconded by Councilman Constan to approve Current Claims and ACH/Wire Transfers 6-1 through 6-17 and 6-19 through 6-53, as submitted.

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

Motion by Councilman Saab, seconded by Councilman Constan to approve Current Claims and ACH/Wire Transfers 6-1 through 6-17 and 6-19 through 6-53, as submitted, with the removal of 6-9 and 6-10.

1	Allied Buiding Services	\$2,759.31
2	Allied	\$3,280.00
3	Amazon	\$21,215.41
4	Assa Abloy	\$1,632.56
5	Bowles Brothers Services Inc.	\$7,455.00
6	Damron Investigations	\$3,000.00
7	Dornbos Sign	\$1,674.54
8	Downriver Utility Wastewater Authority	\$72,205.40
9	Frontline Consulting	\$4,200.00
10	Frontline Consulting	\$4,800.00
11	Getaway Tours & Charter's	\$1,595.00
12	Great Lake's Water Authority	\$392,069.37

13	HealthJoy	\$1,816.78
14	Hoopla	\$2,204.68
15	Hoopla	\$2,386.07
16	Hydrocorp	\$3,317.50
17	Jurist Law PLLC	\$9,225.00
19	Mark Anthony Contracting	\$802,611.02
20	Menka's Kitchen	\$1,738.40
21	Michigan Cat	\$2,168.51
22	Michigan Humane Society	\$7,031.00
23	Michigan Municipal Risk Management Authority	\$19,715.99
24	Michigan Municipal Risk Management Authority	\$28,155.83
25	Michigan Municipal Risk Management Authority	\$100,000.00
26	Michigan Municipal Risk Management Authority	\$361,313.50
27	New Image Building Services	\$3,023.13
28	New Image Building Services	\$3,023.13
29	Oakland Community College	\$5,850.00
30	Optimum Contracting Solution LLC	\$20,175.00
31	Paragon Laboratories	\$1,550.00
32	Plante Moran	\$15,941.25
33	Plante Moran	\$21,108.75
34	Raynor Overhead Door	\$1,985.00
35	RKA Petroleum	\$1,633.71
36	Saba Al-Hachami	\$3,337.49
37	Shrader Tire & Oil	\$6,783.51
38	Staples	\$10,912.13
39	The Library Network	\$8,001.85
40	The Library Network	\$5,218.40
41	The Library Network	\$6,336.56
42	Tirehub	\$1,629.28
43	Uline	\$1,896.30
44	Urban Tree Trimming	\$8,900.00
45	Vermeer	\$2,583.10
46	Vermeer	\$2,738.09
47	Wade Trim	\$2,202.50
48	Wade Trim	\$2,990.00
49	Wayne County Environmental Services Division	\$2,013.43
50	Wayne County Environmental Services Division	\$4,084.75
51	Wayne County Environmental Services Division	\$9,833.63
52	Wayne County Environmental Services Division	\$33,129.81
53	Wayne County Environmental Services Division	\$132,644.28

Motion unanimously adopted

25-550 Motion by Councilman Constan, seconded by Councilwoman Bryer to award the bid for the North and South Fire Station roof repairs to Shain Roofing for a total cost not to exceed \$176,898.00 and return the bid bonds to the unsuccessful bidders, and authorize the Mayor and Clerk to sign the contract on behalf of the City. This cost includes the base bid of \$160,898.00 plus \$16,000.00 of owner's reserve to address/fix any deficiencies discovered in the metal deck of the South Fire Station once the old roof is removed. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-335-981.000. The following Budget Amendment will accompany the bid award:

- Increase Fire Capital Outlay (101-335-981.000) by \$176,898.00 (Current Balance \$6,500.00)
- Decrease Insurance (MMRMA) (101-200-911.000) by \$100,000.00 (Current Balance \$690,973.08)
- Decrease Workmans Comp (101-200-724.000) by \$76,898.00 (Current Balance \$355,678.24)

as outlined in 7-A. Per Interim Comptroller Baydoun communication dated October 8, 2025.

Motion unanimously adopted

25-551 Motion by Councilman Constan, seconded by Councilwoman Bryer to award the bid for the Parks & Recreation 5-Year Master Plan Contract to Mannick Smith Group Inc. as the lowest qualified bidder in the amount of \$18,961.00. This will be paid from the Parks & Recreation contract services account 101-691-818.000 of which the current balance is \$33,880.28, as outlined in 7-B. Per Parks & Recreation Director Zbosnik communication dated October 7, 2025.

Motion unanimously adopted

25-552 Motion by Councilman Saab, seconded by Councilman Constan to approve the Proposed Site on Beech Daly and authorize the initiation of the Design Phase, as outlined in 9-A. Per Council Chairman Baydoun communication dated October 8, 2025.

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

Motion by Councilman Saab, seconded by Councilman Constan to approve the Proposed Site on Beech Daly and authorize the initiation of the Design Phase. In addition, approve the formation of an oversight committee including Councilman Hassan Saab and Councilman Tom Wencel, as outlined in 9-A. Per Council Chairman Baydoun communication dated October 8, 2025.

Motion unanimously adopted

25-553 Motion by Councilman Saab, seconded by Councilman Constan to approve the acceptance of the Fiscal Year 2025–2026 Community Development Block Grant (CDBG) funds in the amount of \$998,836.00 as awarded by the U.S. Department of Housing and Urban Development (HUD), as outlined in 9-B. Per CEDD Director Saad communication dated October 7, 2025.

Motion unanimously adopted

25-554 Motion by Councilman Saab, seconded by Councilwoman Bryer to authorize the acceptance of the Michigan Department of Transportation (MDOT) Bid tabulation and authorize the additional cost of \$26,269.05 based on the bid results. 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 \$130,085.02, as outlined in 9-C. Per City Engineer Dib communication dated October 8, 2025.

Motion unanimously adopted

25-555 Motion by Councilwoman Malinowski Maxwell, seconded by Councilwoman Bryer to authorize the increase of the Parks & Recreation credit card limit from \$3,500.00 to \$5,000.00, as outlined in 9-D. Per Parks & Recreation Director Zbosnik communication dated September 29, 2025.

Motion unanimously adopted

25-556 Motion by Councilwoman Bryer, seconded by Councilman Constan to approve the purchase and payment of ninety-six (96) batteries from Critical Power Systems for a cost of \$4,564.48. 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, of which the current balance is \$346,901.55, as outlined in 9-E. Per Police Chief Haidar communication dated October 8, 2025.

Motion unanimously adopted

25-557 Motion by Councilman Saab, seconded by Councilman Wencel to approve the addition of one (1) additional Captain position with a salary of \$108,540.00 to the Police Department staff and remove the position of Director of Support Services with a salary of \$121,955.00. The new position will be paid from Salaries GL Account 101-300-706.000, which has a current balance of \$5,293,535.73, as outlined in 9-F. Per Police Chief Haidar communication dated October 7, 2025.

Motion unanimously adopted

25-558 Motion by Councilman Saab, seconded by Councilman Constan to authorize the Police Department to sell firearms that are no longer used or operational within the department to Cabella's. Funds received for these firearms will be deposited back into the Federal Forfeiture Account where the firearms were originally paid for. Proceeds from the sale will be put toward the new weapons platform, as outlined in 9-G. Per Police Chief Haidar communication dated September 22, 2025.

Motion unanimously adopted

25-559 Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the 2025-2026 Proposed Brownfield Budget adopted by the Brownfield Redevelopment Authority Board on September 10, 2025, as outlined in 9-H. Per TIFA Administrator Rosco communication dated October 1, 2025.

Motion unanimously adopted

25-560 Motion by Councilwoman Bryer, seconded by Councilman Constan to receive, note and file the Tax Increment Finance Authority (TIFA) June 30, 2024 Audit Report, as outlined in 9-I. Per TIFA Chairman Emery communication dated October 1, 2025.

Motion unanimously adopted

25-561 Motion by Councilman Saab, seconded by Councilwoman Bryer to authorize Treasurer Hicks-Clayton to update the City of Dearborn Heights bank signor cards as follows,

- Mohamad Baydoun, Mayor
- Mahdi Baydoun, Interim Comptroller
- Lynne M. Senia, City Clerk
- Lisa A. Hicks (Clayton), City Treasurer

By approving this request, the Treasurer will be authorized to update the bank signor cards with Comerica Bank and JPMorgan Chase, as outlined in 9-J. Per Treasurer Hicks-Clayton communication dated October 13, 2025.

Motion unanimously adopted

25-562 Motion by Councilman Saab, seconded by Councilman Constan authorize the placement of a handicap parking sign at 4492 Edgewood Street, as outlined in 13-A. Per Police Chief Haidar communication dated September 17, 2025.

Motion unanimously adopted

25-563 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the placement of a 25 MPH speed limit sign on the north side of Pennie Street between Telegraph Road and Banner Street for westbound traffic west of Telegraph, as outlined in 13-B. Per Police Chief Haidar communication dated September 17, 2025.

Motion unanimously adopted

25-564 Motion by Councilman Saab, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Sub Central Grill, as outlined in 13-C.

Motion unanimously adopted

25-565 Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 9:03 p.m.

LYNNE M. SENIA
CITY CLERK

HASSAN AHMAD
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY