

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

Approved for
the Agenda of:

01-13-26

APPROVED

Motion No.
26 - 007

25-620 The meeting was called to order at 6:08 p.m. by Council Chairman Hassan Ahmad.

Roll Call showed the following:

Present: Council Chairman Hassan Ahmad, Council Chair Pro Tem Hassan Saab, Councilwoman Nancy Bryer, Councilman Robert Constan, Councilwoman Denise Malinowski Maxwell, Councilman Ray Muscat, Councilman Tom Wencel.

Absent: None.

Also Present: Mayor Baydoun, City Clerk Senia, Treasurer Hicks-Clayton, Chief of Staff Saad, Interim Comptroller Baydoun, Corporation Counsel Miotke, DPW Director Danci, Fire Chief Brogan, Human Resource Director Fisher, Library Director McCaffery, Ordinance & Animal Control Director Farhat, Parks & Recreation Director Zbosnik, Police Chief Haidar.

The Pledge of Allegiance was led by Councilman Ray Muscat.

25-621 Motion by Councilman Saab, seconded by Councilman Constan to approve the Agenda for the Regular Meeting of December 9, 2025, as submitted, with the addition of the following items:

- 13-H – Temporary Food Truck/Tent/Cart License Application – Cous Cous Cuisine Catering Inc.
- 9-G – IT Director Cooper – CivicPlus Mass Notification System
- 9-H – City Clerk Senia – Dispatch Union Contract Update
- 11-D – Corporation Counsel Miotke – Short Term Rental Ordinance Correction

Motion unanimously adopted

25-622 Motion by Councilman Muscat, seconded by Councilman Saab to approve the Minutes for the Regular Meeting of November 25, 2025, as outlined in 4-A.

Motion unanimously adopted

25-623 Motion by Councilman Muscat, seconded by Councilman Saab to approve Current Claims and ACH/Wire Transfers 6-1 through 6-25, as submitted.

1	Alliance of Rouge Communities	\$12,757.00
2	Allied Building Services	\$3,584.24
3	Artistic Landscaping	\$4,115.00
4	Associated Fire Protection Services	\$3,694.00
5	Bound Tree Medical	\$8,492.82
6	Bound Tree Medical	\$2,932.89
7	Central Michigan Paper	\$2,800.00
8	City of Dearborn	\$34,741.49
9	Downriver Utility Wastewater Authority	\$27,085.02
10	Downriver Utility Wastewater Authority	\$10,080.18

11	Earth and Ether Art	\$2,500.00
12	Fire Equipment Association	\$1,797.50
13	Great Lakes Water Authority	\$12,260.91
14	Great Lakes Water Authority	\$12,260.91
15	Great Lakes Water Authority	\$374,390.33
16	Michigan Humane Society	\$6,283.00
17	Michigan Municipal Risk	\$150,000.00
18	Michigan Municipal Risk	\$361,313.50
19	Plante & Moran	\$14,186.25
20	RKA Petroleum	\$1,801.91
21	S&R Event Rental	\$1,835.98
22	Village Ford	\$11,339.38
23	Wade Trim	\$4,372.40
24	Wade Trim	\$6,696.00
25	Wade Trim	\$6,490.00

Motion unanimously adopted

25-624 Motion by Councilman Saab, seconded by Councilwoman Bryer to award the bid for the Sanitary & Storm Pipe Lining Program Contract to SAK Construction, LLC for an amount not to exceed \$758,282.65 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, which will expire December 31, 2027. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from GL Account #592-540-818.040, of which the current balance is \$758,282.65, as outlined in 7-A. Per DPW Director Danci communication dated December 2, 2025.

Motion unanimously adopted

25-625 Motion by Councilman Muscat, seconded by Councilman Saab to concur with the request of the Fire Department and authorize the Comptroller's Office to advertise for bids for two (2) ambulances for an estimated cost of approximately \$270,000.00 per unit, as outlined in 7-B. Per Fire Chief Brogan communication dated December 2, 2025.

Motion unanimously adopted

25-626 Motion by Councilman Saab, seconded by Councilwoman Bryer to concur with the request of the Fire Department and authorize the Comptroller's Office to advertise for bids for a new fire engine for an estimated cost of approximately \$1,000,000.00, as outlined in 7-C. Per Fire Chief Brogan communication dated December 2, 2025.

Motion unanimously adopted

25-627 Motion by Councilman Constan, seconded by Councilman Muscat to award the bid for City Owned Properties Brokerage Services to Keller Williams Legacy for a cost not to exceed 3% or to be negotiated, and authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire December 1, 2028. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-200-818.000, as outlined in 7-D. Per Interim Comptroller Baydoun communication dated December 3, 2025.

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

Motion by Councilman Constan, seconded by Councilman Muscat to award the bid for City Owned Properties Brokerage Services to Keller Williams Legacy for a cost not to exceed 3%, **and direct this to Corporation Counsel to negotiate and bring the contract back to City Council for approval**, as outlined in 7-D. Per Interim Comptroller Baydoun communication dated December 3, 2025.

Ayes: Council Chairman Pro Tem Saab, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Muscat, Councilman Wencel.

Nays: None.

Recuse: Council Chairman Ahmad.

Absent: None.

Motion adopted

- 25-628** Motion by Councilman Muscat, seconded by Councilwoman Bryer to concur with the mayoral appointment of Mr. Zouher Abdel-Hak to the Local Officers Compensation Commission, term to expire November 2031. This appointment is to fill a vacancy due to the recent resignation of Mr. Don Killion, as outlined in 8-A. Per Mayor Baydoun communication dated December 2, 2025.

Motion unanimously adopted

- 25-629** Motion by Councilwoman Bryer, seconded by Councilman Muscat to concur with the reappointment of Ms. Rachel Felice, Mr. Tim Emery, and Ms. Tawnya Sterlini to both the Tax Increment Finance Authority and Brownfield Redevelopment Authority boards, terms to expire December 2029. In addition, concur with the appointment of Ms. Rose Tripepi to both the Tax Increment Finance Authority and Brownfield boards, term to expire in December 2026. This appointment is to serve the remainder of the term left vacant by the late Mr. William Davis, as outlined in 8-B. Per Mayor Baydoun communication dated December 2, 2025.

Motion unanimously adopted

- 25-630** Motion by Councilman Muscat, seconded by Councilman Constan to approve the disposal of a curio cabinet from the Mayor's Office, as outlined in 8-C. Per Mayor Baydoun communication dated December 2, 2025.

Motion unanimously adopted

- 25-631** Motion by Councilman Saab, seconded by Councilman Muscat to authorize the Annual Publication of the Amended Notice of Meetings as required under Public Act No. 267, Public Act of 1976, with the Amended Notice of Meetings to be published Wednesday, December 10, 2025, as outlined in 9-A. Per City Clerk Senia communication dated December 2, 2025.

Motion unanimously adopted

- 25-632** Motion by Councilman Muscat, seconded by Councilman Constan to approve the acceptance of the Assistance to Firefighters Grant (AFG) in the amount of \$37,000.00 for the purchase of an extractor washing machine used for cleaning firefighter turnout gear. In addition, approve a 10% match from the City for the purchase of the extractor washing machine in the amount of \$3,365.00, which may be allocated to the next budget cycle, as outlined in 9-B. Per Fire Chief Brogan communication dated December 2, 2025.

Motion unanimously adopted

- 25-633** Motion by Councilman Constan, seconded by Councilman Saab to approve the reappointments of Mr. John Riley and Mr. Vince Macari to the General Government Pension Committee, terms to expire December 2027, as outlined in 9-C. Per Pension Administrator Kupchick communication dated December 2, 2025.

Motion unanimously adopted

- 25-634** Motion by Councilman Saab, seconded by Councilman Muscat to approve the rezoning of Outer Drive Parcel #33-019-03-0061-003 from R1 to RM, as outlined in 9-D. Per Planning Commission communication dated December 2, 2025.

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

Motion by Councilman Saab, seconded by Councilman Muscat to **refer back to Administration** the rezoning of Outer Drive Parcel #33-019-03-0061-003 from R1 to RM, as outlined in 9-D. Per Planning Commission communication dated December 2, 2025.

Motion unanimously adopted

- 25-635** Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the rezoning of 25751 Warren and 25725 Warren from CX to C3, as outlined in 9-E. Per Planning Commission communication dated December 2, 2025.

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

Motion by Councilman Saab, seconded by Councilwoman Bryer to **refer back to the Planning Commission** the possible rezoning of 25751 Warren and 25725 Warren from CX to C3, and further direct the Planning Commission to re-evaluate this request and to fully consider it in light of the nine (9) criteria set forth under City Code Section 36-523(c), as outlined in 9-E. Per Planning Commission communication dated December 2, 2025.

Motion unanimously adopted

- 25-636** Motion by Councilman Muscat, seconded by Councilman Constan to approve the rezoning of 26305 Ford Road from R1 to C2, as outlined in 9-F. Per Planning Commission communication dated December 2, 2025.

Ayes: Council Chairman Ahmad, Councilwoman Bryer, Councilman Constan, Councilwoman Malinowski Maxwell, Councilman Muscat, Councilman Wencel.

Nays: None.

Recuse: Council Chairman Pro Tem Saab.

Absent: None.

Motion adopted

- 25-637** Motion by Councilman Saab, seconded by Councilman Muscat to approve the CivicPlus Mass Notification agreement between the City and CivicPlus at no cost for the City until and including August 31, 2026, then a cost of \$12,500.00 for Year 1 (September 1, 2026) and \$12,500.00 for Year 2 (September 1, 2027). Renewal would be September 1st of each year. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire August 31, 2028. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-258-728.00, as outlined in 9-G. Per IT Director Cooper communication dated December 9, 2025.

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

Motion by Councilman Saab, seconded by Councilman Muscat to approve the CivicPlus Mass Notification agreement between the City and CivicPlus at no cost for the City until and including August 31, 2026, then a cost of **\$12,250.00** for Year 1 (September 1, 2026) and **\$12,250.00** for Year 2 (September 1, 2027). Renewal would be September 1st of each year. In addition, authorize the Mayor and Clerk to sign the contract on behalf of the City, which will expire August 31, 2028. Furthermore, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-258-728.00, as outlined in 9-G. Per IT Director Cooper communication dated December 9, 2025.

Motion unanimously adopted

- 25-638** Motion by Councilman Saab, seconded by Councilwoman Malinowski Maxwell to re-approve the collective bargaining agreement (CBA) between the City and the Dispatchers Union with the change of Mayor Baydoun as signing the CBA in the place of Mayor Bazzi and further to authorize Mayor Baydoun to sign the CBA on behalf of the City, as outlined in 9-H. Per City Clerk Senia communication dated December 9, 2025.

Motion unanimously adopted

- 25-639** Motion by Councilman Saab, seconded by Councilman Muscat that Proposed Ordinance No. H-25-11, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT CHAPTER 2 OF THE CODE OF ORDINANCES, CITY OF DEARBORN HEIGHTS, BE AMENDED BY ADDING ARTICLE XI, SECTION 2-1201 REGARDING THE DEPARTMENT OF WATER BILLING, be considered read for the second time and become effective upon publication as provided by law, as outlined in 11-A. Per Mayor Baydoun communication dated December 2, 2025.

Motion unanimously adopted

- 25-640** Motion by Councilman Muscat, seconded by Councilman Saab that Proposed Ordinance No. H-25-12, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT CHAPTER 2 OF THE CODE OF ORDINANCES, CITY OF DEARBORN HEIGHTS, BE AMENDED BY ADDING ARTICLE XII, SECTION 2-1301 REGARDING THE DEPARTMENT OF GRANTS, be considered read for the second time and become effective upon publication as provided by law, as outlined in 11-B. Per Mayor Baydoun communication dated December 2, 2025.

Motion unanimously adopted

- 25-641** Motion by Councilman Saab, seconded by Councilman Constan that Proposed Ordinance No. H-25-13, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT CHAPTER 2 OF THE CODE OF ORDINANCES, CITY OF DEARBORN HEIGHTS, BE AMENDED BY ADDING ARTICLE XIII, SECTION 2-1401 REGARDING THE DEPARTMENT OF COMMUNICATIONS, be considered read for the first and second time, on emergency basis, and become effective upon publication as provided by law, as outlined in 11-C. Per Mayor Baydoun communication dated December 3, 2025.

Motion unanimously adopted

- 25-642** Motion by Councilman Saab, seconded Councilwoman Malinowski Maxwell to edit the Short Term Rental Ordinance previously adopted by the City Council to show Mayor Baydoun as the person signing it in place of Mayor Bazzi, and to adopt this change in ordinance on an emergency basis such that is considered to be read for the first time and second time at this meeting, and become effective upon publication as provided by law, as outlined in 11-D. Per Corporation Counsel Miotke communication dated December 9, 2025.

Motion unanimously adopted

25-643 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Temporary Food Truck/Tent/Cart License Renewal Application for Catrina Mia, as outlined in 13-A.

Motion unanimously adopted

25-644 Motion by Councilman Saab, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Shawarma Haha, as outlined in 13-B.

Motion unanimously adopted

25-645 Motion by Councilman Muscat, seconded by Councilman Saab to approve the Business License Renewal for Livernois Motorsports & Engineering LLC at 2500 S. Gully, as outlined in 13-C.

Motion unanimously adopted

25-646 Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Saab to approve the Business License Renewal for Mexican Fiesta at 24310 Ford, as outlined in 13-D.

Motion unanimously adopted

25-647 Motion by Councilwoman Bryer, seconded by Councilman Saab to approve the Business License Renewal for the Polish Legion of American Veterans at 25222 Warren, as outlined in 13-E.

Motion unanimously adopted

25-648 Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Walker's Speakeasy at 8701 N. Beech Daly, as outlined in 13-F.

Motion unanimously adopted

25-649 Motion by Councilman Constan, seconded by Councilman Saab to approve the Business License Renewal for Van Born Tavern & Grill at 22426 Van Born, as outlined in 13-G.

Motion unanimously adopted

25-650 Motion by Councilman Saab, seconded by Councilman Constan to approve the Temporary Food Truck/Tent/Cart License Application for Cous Cous Cuisine Catering Inc., as outlined in 13-H.

Motion unanimously adopted

25-651 Motion by Councilman Muscat, seconded by Councilman Saab to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 9:06 p.m.

LYNNE M. SENIA
CITY CLERK

HASSAN AHMAD
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY