

MINUTES MARCH 24, 2026
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

4-B

Approved for
the Agenda of:

04-14-26

APPROVED

Motion No.
26-150

26-121 The meeting was called to order at 6:04 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 King, Councilman Tom Wencel.

Absent: Councilwoman Denise Malinowski Maxwell.

Also Present: Mayor Baydoun, City Clerk Senia, Treasurer Hicks-Clayton, Chief of Staff Beydoun, CEDD Director Dabajeh, Communication Director Qasim, Comptroller Baydoun, Corporation Counsel Miotke, Fire Chief Brogan, DPW Director Danci, Emergency Management Coordinator Elzayat, Grants Director Hefty, HR Director Fisher, Library Director McCaffery, Ordinance & Animal Control Director Nasrallah, Parks & Recreation Director McArleton, Police Chief Guzowski, Brownfield/TIFA Administrator Roscoe, Water Department Director LaPointe.

The Pledge of Allegiance was led by Chief of Staff Beydoun.

26-122 Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Agenda for the Regular Meeting of March 24, 2026, as submitted.

Motion adopted

26-123 Motion by Councilman Saab, seconded by Councilman Constan to approve the Minutes for the Regular Meeting of March 10, 2026, as outlined in 4-A.

Motion adopted

26-124 Motion by Councilwoman King, seconded by Councilman Saab to approve the Current Claims and ACH/Wire Transfers 6-1 thru 6-24, as submitted.

1	Amazon	\$ 16,219.11
2	Bound Tree	\$ 3,798.38
3	Detroit Salt Company	\$ 9,817.61
4	Diversified Excavating & Site Utilities	\$ 3,845.00
5	Duke's Root Control	\$ 16,975.03
6	Duke's Root Control	\$ 22,625.56
7	EMS-MC	\$ 8,582.20
8	Konica Minolta	\$ 2,356.53
9	Lexipol	\$ 4,170.40
10	Michigan Humane Society	\$ 6,475.00
11	O'Reilly Rancilio	\$ 9,834.82
12	O'Reilly Rancilio	\$ 26,280.89
13	Plante Moran	\$ 12,138.75
14	Plante Moran	\$ 14,917.50
15	Plante Moran	\$ 25,400.00
16	Quad-Tran	\$ 5,304.78
17	Quad-Tran	\$ 7,684.00
18	Root Masters Sewer Repair & Cleaning	\$ 1,650.00
19	SHI International	\$ 6,593.67

20	Shrader Tire & Oil	\$ 1,655.12
21	Tire Discount	\$ 2,025.00
22	Tri-County International Trucks Inc	\$ 4,576.43
23	Wade Trim	\$ 10,211.65
24	Wayne County Environmental Services Division	\$ 605,456.00

Motion adopted

- 26-125** Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the first amendment to the lease agreement between the City of Dearborn Heights, Issa Brothers, LLC and Revive Golf Management for Warren Valley Golf Course. Further, please authorize the Mayor and City Clerk to sign the agreement on behalf of the City, as outlined in 8-A. Per Mayor Baydoun communication dated March 11, 2026.

Motion adopted

- 26-126** Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the reactivation of the City Beautiful Commission and appoint the following individuals, who all reside in Dearborn Heights, to the Commission, terms to expire March 2029:

Dave Abdallah
Tracy Baker
Imane El-Sayed
David Knezek
Israa Mazloum
Dana Parish

Valentine Peppers
Lynne Senia
Kelli Tamburro
Angela Venegas
Hassan Ahmad (Council Liaison)

City Council should receive, note and file this communication, as outlined in 8-B. Per Mayor Baydoun communication dated March 3, 2026.

Motion adopted

- 26-127** Motion by Councilman Saab, seconded by Councilman Constan to concur with the reappointment of Wissam Fadlallah, who is a resident of Dearborn Heights, to the Planning Commission, term to expire January 2029, as outlined in 8-C. Per Mayor Baydoun communication dated March 12, 2026.

Motion adopted

- 26-128** Motion by Councilwoman King, seconded by Councilwoman Bryer to authorize the Public Hearing for the proposed 2026-2027 Corporate Fund Budget for Tuesday, May 12, 2026, and that the adoption of the Budget be scheduled for Tuesday, May 26, 2026, as outlined in 9-A. Per City Clerk Senia communication dated March 24, 2026.

Motion adopted

- 26-129** Motion by Councilman Saab, seconded by Councilwoman Bryer to approve the Budget Amendment of the 2025-2026 TIFA Budget, as outlined in 9-B. Per Brownfield/TIFA Administrator Roscoe communication dated March 17, 2026.

Motion adopted

- 26-130** Motion by Councilman Saab, seconded by Councilwoman King to authorize the application to obtain a Special License from the Michigan Liquor Control Commission to serve alcohol outdoors at the Canfield Community Center

for the Annual Dearborn Heights Spirit Festival scheduled for June 10-14, 2026, as outlined in 9-C. Per Parks and Recreation Director McArleton communication dated March 5, 2026.

Motion adopted

- 26-131** Motion by Councilman Saab, seconded by Councilman Constan to approve the request to sell seven (7) outdated and unserviceable vehicles, as outlined in 9-D. Per Police Chief Guzowski communication dated March 10, 2026.

Motion adopted

- 26-132** Motion by Councilwoman Bryer, seconded by Councilman Saab to receive note and file Corporation Counsel Miotke's letter regarding this Resolution and adopt the following:

RESOLVED, That the city council of the City of Dearborn Heights hereby declares for a revision of the charter of the City, as provided and permitted by Public Act No. 279 of the Public Acts of 1909, State of Michigan, as amended.

FURTHER RESOLVED, That the question of having a general charter revision shall be submitted to the electors of the City of adoption or rejection at a special election, to be held concurrently with the general election to be held on the 3rd day of November, 2026.

FURTHER RESOLVED, That at such election there shall be elected from the City at large a charter commission consisting of nine electors of the City who are not officers or employees of the City, the selection of such charter commission to be void if the proposition to revise is not adopted. The candidates for such charter commission shall be nominated and elected in the manner prescribed by the City Charter for the nomination and election of members of the City Council.

FURTHER RESOLVED, That the City Clerk shall give notice of the last day for registration and the election in the manner provided by law and said question on the revision of the charter of the city shall be submitted to the electors in the following form:

"Shall there be a general revision of the charter of the City of Dearborn Heights?

For the charter revision yes

For the charter revision no

FURTHER RESOLVED, That the last day and hour for receiving nomination petitions for candidates for the office of charter commissioner shall be 4:00 p.m. on the 21st day of July, 2026. And the city clerk shall make available appropriate non-partisan petition forms and give due notice to the last day and hour for filing petitions by two publications of notice thereof in a paper of general circulation within the city, the first publication to be not less than ten days prior to the last day of filing.

as outlined in 11-A. Per Council Chairman Ahmad communication dated March 24, 2026.

Motion adopted

- 26-133** Motion by Councilwoman King, seconded by Councilman Constan to approve the amended Resolution regarding the City Council Approval Process for Temporary Food Truck/Tent/Cart Business Licenses at Specific Locations, for an additional one-hundred and eighty (180) days, as outlined in 11-B. Per Council Chairman Ahmad communication dated March 24, 2026.

Ayes: Councilman Wencel.

Nays: Council Chairman Ahmad, Council Chair Pro Tem Saab, Councilwoman Bryer, Councilman Constan, Councilwoman King.

Absent: Councilwoman Malinowski Maxwell.

Motion adopted

26-134 Motion by Councilwoman Bryer, seconded by Councilman Wencel to receive, note and file Corporation Counsel Miotke's clarification letter and to approve the resolution regarding tree ordinance fees,

NOW, THEREFORE BE IT RESOLVED that:

- (1) The permit fee for applicants seeking to trim and/or remove any tree located in the City that is larger than 12" in diameter is increased from \$65.00 to \$75.00.
- (2) The non-refundable amount to be paid into the "city tree fund" pursuant to City Code Section 33-37(c) for replacement trees is increased from \$350.00 to the following amounts depending on the size of each of the trees to be removed:
12"-24" diameter - \$700.00
24"-36" diameter - \$800.00
36"+ diameter - \$1000.00.
- (3) If an applicant for a tree removal permit under the Tree Ordinance elects to plant a replacement tree or trees instead of paying the City a non-refundable amount into the "city tree fund", then an additional conditional fee shall apply to the issuance of the permit. The applicant shall pay to the City a conditional fee in the nature of a bond in the amount of \$500.00 to ensure that the applicant plants a replacement tree or trees. If the applicant fully complies with the replacement tree planting requirement and guidelines within 6 months of the issuance of the permit, then this \$500.00 fee/bond shall be refunded in full to the applicant. If the applicant fails to do so, then the fee/bond shall be forfeited to the City after the City gives the applicant written notice of its intent to forfeit the fee/bond at least 14 calendar days before the date the fee/bond is to be forfeited together with notice that the initial forfeiture decision can be appealed to the head of the Department of Public Works or his designee. If the applicant appeals and the appeal is granted because the applicant has planted the replacement tree or trees and otherwise has fully complied with the replacement tree planting requirement and guidelines within 6 months of the issuance of the permit, then the City shall refund the fee/bond. If the applicant fails to appeal or the appeal is denied, then the initial decision forfeiting the bond shall be affirmed and final, and the fee/bond shall be forfeited to the City to help offset the costs of remediation and/or enforcement actions the City must otherwise take to address the applicant's failure to meet the requirements of the Tree Ordinance. Nothing stated in this Resolution shall prohibit or prevent the City from otherwise pursuing enforcement actions against the applicant or anyone else for the applicant's or anyone else's failure to meet the requirements of the Tree Ordinance.

as outlined in 11-C. Per Mayor Baydoun communication dated March, 17, 2026.

Motion was Amended to reflect the following:

Motion by Councilwoman Bryer, seconded by Councilman Wencel to receive, note and file Corporation Counsel Miotke's clarification letter and to approve the resolution regarding tree ordinance fees,

NOW, THEREFORE BE IT RESOLVED that:

- (1) The permit fee for applicants seeking to trim and/or remove any tree located in the City that is larger than 12" in diameter is increased from \$65.00 to \$75.00.

- (2) The non-refundable amount to be paid into the "city tree fund" pursuant to City Code Section 33-37(c) for replacement trees is increased from \$350.00 to the following amounts depending on the size of each of the trees to be removed:
- 12"-24" diameter - \$700.00
 - 24"-36" diameter - \$800.00
 - 36"+ diameter - \$1000.00.
- (3) If an applicant for a tree removal permit under the Tree Ordinance elects to plant a replacement tree or trees instead of paying the City a non-refundable amount into the "city tree fund", then an additional conditional fee shall apply to the issuance of the permit. The applicant shall pay to the City a conditional fee in the nature of a bond in the amount of \$500.00 to ensure that the applicant plants a replacement tree or trees. If the applicant fully complies with the replacement tree planting requirement and guidelines within 6 months of the issuance of the permit, then this \$500.00 fee/bond shall be refunded in full to the applicant. If the applicant fails to do so, then the fee/bond shall be forfeited to the City after the City gives the applicant written notice of its intent to forfeit the fee/bond at least 14 calendar days before the date the fee/bond is to be forfeited together with notice that the initial forfeiture decision can be appealed to the head of the Department of Public Works or his designee. If the applicant appeals and the appeal is granted because the applicant has planted the replacement tree or trees and otherwise has fully complied with the replacement tree planting requirement and guidelines within 6 months of the issuance of the permit, then the City shall refund the fee/bond. If the applicant fails to appeal or the appeal is denied, then the initial decision forfeiting the bond shall be affirmed and final, and the fee/bond shall be forfeited to the City to help offset the costs of remediation and/or enforcement actions the City must otherwise take to address the applicant's failure to meet the requirements of the Tree Ordinance. Nothing stated in this Resolution shall prohibit or prevent the City from otherwise pursuing enforcement actions against the applicant or anyone else for the applicant's or anyone else's failure to meet the requirements of the Tree Ordinance.
- (4) **(A) If a tree located within a City easement is determined to be sick, diseased, or dangerous, the resident may have the tree removed at their own expense by a City-approved, licensed contractor.**
(B) The resident is responsible for obtaining any required permit and paying the applicable permit fee.
(C) No bond shall be required for replacement of the tree removed.
(D) This Amendment is subject to review and approval by Corporation Counsel Miotke.

as outlined in 11-C. Per Mayor Baydoun communication dated March, 17, 2026.

Motion adopted

26-135 Motion by Councilman Wencel, motion not seconded, to approve the submitted resolution be it that Dearborn Heights once had a designation as "Tree City USA," unfortunately, we can no longer brag about that honor.

THEREFORE, we are asking for an immediate halt on the removal of any trees and temporary stop the issuing of any new tree removal permits, and refund any permit fees that were paid for where the trees have not been removed yet with the exception of trees that must be removed for construction purposes or trees that have been damaged, causing potential hazardous conditions and trees that have died or our deceased. We believe that the ordinance should be looked at and rewritten having input from professionals and residents,

as outlined in 11-D. Per Councilman Wencel communication dated March 24, 2026.

Hearing no second, the motion was not considered.

26-136 Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the Business License Application for Bellagio, 23900 Warren, as outlined in 13-A.

Motion adopted

- 26-137** Motion by Councilman Constan, seconded by Councilwoman Bryer to approve the Business License Renewal for Cariera's Cucina Italiana, 6565 N Telegraph, as outlined in 13-B.

Motion adopted

- 26-138** Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Fairlane Eagles #3861, 20738 Van Born, as outlined in 13-C.

Motion adopted

- 26-139** Motion by Councilman Saab, seconded by Councilman Constan to approve the Business License Renewal for Revive Golf Management LLC, 26140 Warren, as outlined in 13-D.

Motion adopted

- 26-140** Motion by Councilman Saab, seconded by Councilman Constan to approve the placement of No stopping/standing/parking on school days only sign along northbound Highview Street (east side of the street), south of Richardson Street. Additional signs on Richardson Street, east and west of the intersection at Highview Street. This request is for multiple signs. The actual number will be determined once the Police Department has met with the requestor to go over the placement and amount of signs, as outlined in 13-E. Per Police Chief Guzowski communication dated March 10, 2026.

Motion adopted

- 26-141** Motion by Councilwoman King, seconded by Councilwoman Bryer to adjourn the Dearborn Heights City Council Regular Meeting.

Motion adopted

The meeting adjourned at 8:24 p.m.

LYNNE M. SENIA
CITY CLERK

HASSAN AHMAD
COUNCIL CHAIRMAN

IAN RINKE
COUNCIL SECRETARY