Approved for the Agenda of:
02-11-25

APPROVED
Motion No. 25 - 072

MINUTES JANUARY 28, 2025
REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

25-035 The meeting was called to order at 6:20 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, Comptroller Shepard, DPW Director Danci, Human Resource Director Eggly, IT Director Cooper, Library Director McCaffery, Ordinance Enforcement & Animal Control Director Dishroon, Interim Parks & Recreation Director Smith, Interim Police Chief Farhat.

The Pledge of Allegiance was led by Interim Police Chief Farhat.

25-036 Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Agenda for the Regular Meeting of January 28, 2025 as submitted.

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

Motion by Councilman Ahmad, seconded by Councilman Constan to approve the Agenda for the Regular Meeting of January 28, 2025 as submitted, with the addition of the following:

- **Item 11-E** – Resolution to Uphold City Council Motion 24-232 – Resolution Restricting the Reallocation of Budgeted Funds Without Council Approval
- **Item 11-F** – Resolution to Uphold City Council Motion 24-330 – CDBG Department Raises

Motion unanimously adopted

25-037 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the Minutes for the Regular Meeting of January 14, 2024, as outlined in 4-A.

Motion unanimously adopted

25-038 Motion by Councilman Saab, seconded by Councilman Ahmad to suspend the rules to add a new item to the agenda.

Motion unanimously adopted

25-039 Motion by Councilman Saab, seconded by Councilman Ahmad to add to the agenda **Item 11-G** - Resolution for the Retention of Special Legal Counsel to Represent Hussein Farhat.

Motion unanimously adopted

25-040 Motion by Councilman Saab, seconded by Councilman Constan to approve Current Claims and ACH/Wire Transfers 6-1 through 6-14 and 6-16 through 6-35, 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 6-14 and 6-16 through 6-35, as submitted, with the removal of 6-22, 6-23, 6-24 and 6-25.

1	Allie Brothers	$2,110.74
2	Axon Enterprises	$1,998.16
3	City of Livonia	$9,000.00
4	Dornbos Signs	$2,239.00
5	Downriver Utility Wastewater	$70,694.00
6	Duke's Root Control	$8,930.75
7	Duke's Root Control	$23,471.63
8	Ferguson Waterworks	$395,752.00
9	Ferguson Waterworks	$139,048.00
10	Fifer Investigations	$3,825.00
11	Flock Safety	$15,000.00
12	Grand Blanc Printing	$10,817.60
13	Great Lakes Water Authority	$11,721.72
14	Home Depot	$5,364.77
16	Image Trend	$4,179.18
17	Intrado	$7,025.32
18	Luigi Ferninandi & Son	$221,531.57
19	Mechanical Heating & Cooling	$2,693.00
20	Nona Agency	$2,040.91
21	Oakland County	$1,862.25
~~22~~	~~Plante & Moran~~	~~$12,285.00~~
~~23~~	~~Plante & Moran~~	~~$22,963.50~~
~~24~~	~~Plante & Moran~~	~~$25,940.25~~
~~25~~	~~Plante & Moran~~	~~$29,531.25~~
26	Quad Tran	$3,891.60
27	Quad Tran	$7,684.00
28	RKA Petroleum	$14,602.32
29	The Accumed Group	$6,817.95
30	The Library Network	$2,407.66
31	The Library Network	$6,978.05
32	The Library Network	$10,373.65
33	Total Response	$3,385.40
34	Ulliance	$1,590.00
35	Village Ford	$3,384.66

Motion unanimously adopted

25-041 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to authorize the 24-month lease agreement for a 2024 Ford Bronco Sport from Taylor Ford with a monthly lease payment of $566.97 and zero ($0) due at signing for the Ordinance Enforcement & Animal Control Department. In addition, provided the Mayor also authorizes any such payment as a necessary expense, the City Council authorizes warrants to be issued from GL Account 101-426-818.000 for the payment of these services. By doing so, the City Council is authorizing any such warrant and payment without prior authorization by the City Council of the specific warrant and payment as permitted by and consistent with City Charter Section 8.9., as outlined in 7-A. Per Ordinance Enforcement & Animal Control Director Dishroon communication dated January 15, 2025.

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

Motion defeated

25-042 Motion by Councilman Constan, seconded by Councilman Saab to award the contract for the Sale of City-Owned Properties to Keller Williams Legacy, as outlined in 7-B. Per communication dated January 23, 2025.

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

Motion by Councilman Constan, seconded by Councilman Saab to table Item 7- B – Bid Award – Sale of City-Owned Properties until there is a bid for a title company approved by the City.

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

Motion adopted

25-043 Motion by Councilman Constan, seconded by Councilman Ahmad to concur with the Mayoral reappointment of Ali Charara, Dennis Sobota and Chastity Townsend, to the Board of Review, terms to expire January 2027, as outlined in 8-A. Per Mayor Bazzi communication dated January 21, 2025.

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

Motion by Councilman Constan, seconded by Councilman Ahmad to table Item 8-A - Board of Review Reappointments until the February 11, 2025 City Council Regular Meeting, and request additional backup from Administration. Per Mayor Bazzi communication dated January 21, 2025.

Motion unanimously adopted

25-044 Motion by Councilman Ahmad, seconded by Councilman Constan to concur with the Mayoral reappointment of Steve Henry and Wessam Issa to the Commission on Business, terms to expire January 2027, as outlined in 8-B. Per Mayor Bazzi communication dated January 21, 2025.

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

Motion by Councilman Ahmad, seconded by Councilman Constan to table the following items until the February 11, 2025 City Council Regular Meeting, and request additional backup from Administration:

- 8-B - Commission on Business Reappointments
- 8-C - Commission on Disability Concerns Appointments
- 8-D - Commission on Women and Girls Appointments
- 8-E - Ecorse Creek Commission Reappointments
- 8-F - Local Officers Compensation Commission Reappointments
- 8-G - TIFA & Brownfield Reappointments

Per Mayor Bazzi communication dated January 21, 2025.

Motion unanimously adopted

25-045 Motion by Councilwoman Bryer, seconded by Councilman Ahmad to accept and approve the agreement for FEMA/MSP/Hazard Mitigation Grant Program 4494.23 CFDA Number: 97.039 - Project Number: HMGP 4494.23-R - Amount $3,626,300.00 as indicated in paragraph IV. Hazard Mitigation Grant Program (HMGP) Award Amount and Restrictions. In addition, authorize CEDD Director Saad to sign required Award Agreement documentations as attached and may be requested by FEMA/MSP later. Additionally, authorize the CEDD Director Saad to process the necessary documentation to secure the home acquisitions pending council approval of the purchasing offers. Furthermore, authorize the City Comptroller to establish and fund the 10% match General Ledger Account 592-536-926.592 in the amount up to $353,430.00 from the water/sewage fund balance. Also, establish another General Ledger Account, 592-536-927.592, for the grant expenses/reimbursement tracking and record reconciliations, noting that the grant expenditures up to $3,272,870.00 will be paid temporarily from the water/sewage fund pool bank account and fully reimbursed from FEMA/MSP/HMGP 4494.23 grant, as outlined in 8-H. Per CEDD Director Saad communication dated January 22, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilman Ahmad to accept and approve the agreement for FEMA/MSP/Hazard Mitigation Grant Program 4494.23 CFDA Number: 97.039 - Project Number: HMGP 4494.23-R - Amount $3,626,300.00 as indicated in paragraph IV. Hazard Mitigation Grant Program (HMGP) Award Amount and Restrictions. In addition, authorize CEDD Director Saad to sign required Award Agreement documentations as attached and may be requested by FEMA/MSP later. Additionally, authorize the CEDD Director Saad to process the necessary documentation to secure the home acquisitions pending council approval of the purchasing offers. Furthermore, the City Comptroller to establish and fund the 10% match General Ledger Account 592-536-926.592 in the amount up to $353,430.00 from the water/sewage fund balance, if the Executive Order stay has been lifted. Also, establish another General Ledger Account, 592-536-927.592, for the grant expenses/reimbursement tracking and record reconciliations, noting that the grant expenditures up to $3,272,870.00 will be paid temporarily from the water/sewage fund pool bank account and fully reimbursed from FEMA/MSP/HMGP 4494.23 grant, as outlined in 8-H. Per CEDD Director Saad communication dated January 22, 2025.

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

Motion adopted

25-046 Motion by Councilman Ahmad, seconded by Councilman Saab to authorize the Comptroller to set up or modify the appropriate General Ledger accounts, in the amount of $27,000.00, to accept the Election Security Grant and provide expenditure, as outlined in 9-A. Per Clerk Senia communication dated January 23, 2025.

Motion unanimously adopted

25-047 Motion by Councilwoman Bryer, seconded by Councilman Saab to authorize and direct the City Treasurer to open a depository account with a bank or trust company designated by the City Council, to be designated 2024 CAPITAL IMPROVEMENT BONDS DEBT RETIREMENT FUND (the "debt Retirement Fund"), the money to be deposited into the Debt Retirement Fund to be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds as they mature. In addition, authorize and direct the City Treasurer to open a separate depository account with a bank or trust company designated by the City Council, to be designated 2024 CAPITAL IMPROVEMENT BONDS CONSTRUCTION FUND proceeds of the Bonds less accrued interest, if any, which shall be deposited into the Debt Retirement Fund. The monies in the Construction Fund shall be used to solely to pay the costs of the Project and the costs of the issuance of the Bonds, as outlined in 9-B. Per Treasurer Hicks-Clayton communication dated January 22, 2025.

Motion unanimously adopted

25-048 Motion by Councilman Ahmad, seconded by Councilwoman Bryer to approve the Transportation and Pavement Asset Management Plan, as outlined in 9-C. Per City Engineer Dib communication dated January 22, 2025.

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

Motion adopted

Council Chairman Baydoun stepped out at 8:53 p.m.

25-049 Motion by Councilman Saab, seconded by Councilman Constan to authorize the agreement with SHI to continue to provide three years of guaranteed pricing to license various editions and products of Microsoft O365/M365 with a yearly cost of $72,534.20. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary documents, and the Treasurer to issue payment from Account 101-258-728 for $67,137.38, Account 130-960-918.024 for $1,581.48, Account 592-536-728 for $2,204.23 and Account 101-809-981.001 for $1,611.11, as outlined in 9-D. Per IT Director Cooper communication dated January 20, 2025.

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

Motion adopted

25-050 Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Constan to concur with the reappointment of John Zadikian to the Library Advisory Board, term to expire February 2028. In addition, concur with the appointment of Christine Dobrovich to fill the vacancy left by Emmy Peck, term to expire February 2028, as outlined in 9-E. Per Library Director McCaffery communication dated January 14, 2025.

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

Motion adopted

Council Chairman Baydoun returned at 8:58 p.m.

25-051 Motion by Councilwoman Malinowski Maxwell, seconded by Councilwoman Bryer to approve the purchase and payment of 2022 Ford Escape SE 4-door Front-Wheel Drive from Enterprise Fleet Management for a cost of $10,969.29. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account 101-426-981.000, as outlined in 9-F. Per Ordinance Enforcement & Animal Control Director Dishroon communication dated January 21, 2025.

Motion unanimously adopted

25-052 Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Constan to approve the purchase and payment of DELL Pro Rugged RB14250 XTCO from DELL for $2,075.06. In addition, authorize the Mayor and Comptroller or Clerk to sign the necessary warrants, and the Treasurer to issue payment from Account101-300-728.000 as outlined in 9-G. Per Interim Police Chief Farhat communication dated January 13, 2025.

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

Motion adopted

25-053 Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Constan to approve the Resolution for the Abandonment of Water Main Along Warren Avenue for Water System Improvements, and authorize the Director of Engineering and Planning to execute the construction permit, as outlined in 11-A. Per City Engineer Dib communication dated January 21, 2025.

Motion unanimously adopted

25-054 Motion by Councilman Saab, seconded by Councilman Ahmad to adopt the following Resolution Regarding In-Person Work Requirement:

WHEREAS, the City of Dearborn Heights is committed to providing exceptional service to its residents and ensuring the highest level of operational efficiency across all departments; and

WHEREAS, a consistent policy requiring in-person work for all employees, regardless of department or position, will enhance organizational performance and transparency.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Dearborn Heights, that:

1. Effective Immediately, all employees of the City of Dearborn Heights, regardless of department or position, shall return to in-person work and shall no longer work remotely or in a semi-remote capacity.

2. Department directors are hereby directed to notify the City Council of all positions currently designated as remote or semi-remote and ensure compliance with this resolution.

3. This resolution shall take effect immediately upon adoption, and all department heads are expected to implement and enforce this policy without delay.

4. Any exceptions to this resolution must be presented to and approved by the City Council in writing.

as outlined in 11-B. Per Councilman Saab communication dated January 23, 2025.

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

Motion by Councilman Saab, seconded by Councilman Ahmad to refer back Item 11-B - Resolution Regarding In-Person Work Requirement back to the presenter.

Motion unanimously adopted

25-055 Motion by Councilwoman Bryer, seconded by Councilwoman Malinowski Maxwell to approve the Resolution Regarding Short Term Rentals, resolving to enforce Ordinance Violations on existing Air BNB's currently existing in the City of Dearborn Heights, as outlined in 11-C. Per Council Chairman Baydoun & Corporation Counsel communication dated January 23, 2025.

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

Motion by Councilwoman Bryer, seconded by Councilwoman Malinowski Maxwell to table Item 11-C – Resolution Regarding Short Term Rentals, and refer the matter to Special Legal Counsel Miotke.

Motion unanimously adopted

25-056 Motion by Councilwoman Bryer, seconded by Councilman Constan to move that Proposed Ordinance H-25-01, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, ESTABLISHING THE VETERAN AFFAIRS COMMISSION; PROVIDING FOR ITS COMPOSITION, TERMS AND ADMINISTRATIVE SUPPORT; DEFINING ITS PURPOSE, DUTIES AND RESPONSIBILITIES; AND REGULATING ITS MEETINGS. 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 DIVISION 9 UNDER CHAPTER 2, ARTICLE VI, AS WELL AS BY ADDING A SECTION, TO BE NUMBERED 2-595, be considered read for the first time, as outlined in 11-D. Per Council Chairman Baydoun communication dated January 23, 2025.

Motion unanimously adopted

25-057 Motion by Councilman Ahmad, seconded by Councilman Saab that the Dearborn Heights City Council reaffirms its commitment to Resolution 24-232, passed on May 28, 2024, which mandates that all budgeted funds are to be used strictly for their designated purposes and that any reallocation of these funds undergoes proper oversight and prior approval by the City Council. In order to ensure that the fiduciary duties of the Administration, Treasurer, and Comptroller are upheld, I request that these individuals follow the stipulations outlined in Resolution 24-232, specifically:

- No funds shall be reallocated from one department, project, or position to another without the express approval of the City Council, in accordance with the resolution.

- Any proposal for the reallocation of funds must be submitted to the City Council for review and receive a majority vote before being enacted.

Further, request that the Administration, Treasurer, and Comptroller comply with this resolution and ensure that any such reallocations are brought before the City Council for proper review and approval moving forward., as outlined in 11-E.

Motion unanimously adopted

25-058 Motion by Councilman Wencel, seconded by Councilman Saab to refer the city council resolution 24-330 (as stated below), to the special counsel for the city council, attorney Gary Miotke, and authorize him to take all necessary actions including court proceedings to enforce its terms for the backpay from 7/1/2023 to 6/30/2024 to the CDBG staff accordingly.

> *"24-330 - Motion by Councilman Wencel, seconded by Councilman Ahmad to approve and distribute raises that were voted on at several prior meetings to the CDBG Department as follows:*
>
> *Director - $95,000.00 Annual Salary*
> *Grant Coordinator - $38.00/hour Part Time Position*
> *Project Coordinator - $35.00/hour Part Time Position*
> *Program Coordinator - $25.00/hour Part Time Position*

Also included that this pay be retro-active from July 1, 2023, when this was originally approved by City Council.

Motion unanimously adopted"

as outlined in 11-F.

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

Motion by Councilman Wencel, seconded by Councilman Saab to table Item 11-F – Resolution to Uphold City Council Motion 24-330 – CDBG Department raises, and refer this item to Special Legal Counsel.

Motion unanimously adopted

25-059 Motion by Councilman Saab, seconded by Councilman Ahmad to approve the retention of Special Legal Counsel to represent Interim Police Chief Hussein Farhat related to an investigation being undertaken of him by the City Administration with the legal services performed to pertain to any and all official capacities in which Mr. Farhat has been employed or is employed or has acted or is acting in the City of Dearborn Heights Police Department. Additionally, the scope of legal services provided by this Special Legal Counsel shall not include any legal services related to any possible claim against the City or anyone affiliated with the City. Further, the rate to be paid to this Special Legal Counsel shall not exceed $175.00 per hour, and payment for such services shall be subject to approval by the City Council, as outlined in 11-G.

Motion unanimously adopted

25-060 Motion by Councilwoman Malinowski Maxwell, seconded by Councilwoman Bryer to approve the Business License Renewal for Bone Yard at 7010 N. Telegraph, as outlined in 13-A.

Motion unanimously adopted

25-061 Motion by Councilwoman Malinowski Maxwell, seconded by Councilman Ahmad to adjourn the Dearborn Heights City Council Regular Meeting.

Motion unanimously adopted

The meeting adjourned at 11:19 p.m.

LYNNE M. SENIA
CITY CLERK

MO BAYDOUN
COUNCIL CHAIRMAN

GEORGANNE SEMENIUK
COUNCIL SECRETARY