

REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

NOVEMBER 23, 1999

99-510 The meeting was called to order at 8:07 p.m. by Council Chairman Joseph V. Kosinski.

Roll Call showed the following:

Present: Councilman Kenneth R. Baron, Councilwoman Janet L. Blackburn, Councilwoman Margaret M. Horvath, Council Chairman Joseph V. Kosinski, Councilman Daniel S. Paletko, Councilwoman Margaret M. Van Houten, Councilman Gregg Zulinski.

Absent: None.

Also Present: Mayor Canfield, Executive Assistant Heise, Corporation Counsel Miotke, City Clerk Robbins, Deputy Clerk Pawlukiewicz, Treasurer Riley, Comptroller Barrow, Assessor Pargo, Building & Engineering Director Opalewski, Human Resources Director Sullivan, Police Chief Webber, Deputy Police Chief Gust, Deputy Fire Chief McElroy, Recreation Director Grybel, Public Service Administrator Blackburn, Community Development Director Oliverio.

The Pledge of Allegiance was led by Council Secretary Maria Lawrence.

99-511 Motion by Councilman Baron, seconded by Councilman Zulinski, that the Agenda for the Regular Meeting of November 23, 1999, be approved as submitted.

Motion unanimously adopted.

99-512 Motion by Councilman Paletko, seconded by Councilwoman Blackburn, that the Minutes from the Regular Meeting of November 9, 1999, be approved as submitted.

Motion unanimously adopted.

The Public Hearing for the 1999-2000 Action Plan Public Hearing was called to order at 8:12 p.m., by Council Chairman Joseph V. Kosinski.

Council Chairman Kosinski asked City Clerk Robbins to read the official Notice of Public Hearing.

The Dearborn Heights Housing Commission has developed its Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at the Community Development Department located at 26155 Richardson, Dearborn Heights, Michigan, and the City Clerk's Office located at 6045 Fenton, Dearborn Heights, Michigan, between the hours 8:30 a.m. and 5:00 p.m. In addition, a public hearing will be held on November 23, 1999 in the Dearborn Heights City Council Chamber located at 6045 Fenton, Dearborn Heights, Michigan at 8:00 p.m. Everyone is invited. Published November 4, 1999 and November 18, 1999. The Clerk's Office has not received any communications Mr. Chairman.

Council Chairman Kosinski asked Community Development Director Oliverio for his opening remarks.

CDD Oliverio "Just a reminder for the Council the City of Dearborn Heights has been involved in the Section 8 Program for a number of years. We have been very fortunate this year to be one of the few communities in the United States to receive special funding under the Section 8 Program. Right now we had at the beginning of the year 159 vouchers we now have 309 vouchers. We participate in the Family Unification Program we also participate in the new program that the President introduced a few months ago called the Main Stream and we are still in the process of reorganizing the different vouchers from the Federal government. For the first

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time in many years HUD is requiring all housing commissions to prepare a Housing Commission Agency Plan. This is a plan that has been on review in my office and the Clerk's office for the past 45 days. We are mandated to have a Public Hearing and that you know that the Plymouth Housing Commission is the commission that we work with on the administration of our Section 8 program. This evening Catherine Swarthout from the Plymouth Housing Commission is here to take any questions you may have or questions from the public."

Catherine Swarthout "Thank you for this opportunity. Just a brief comment on the Agency Plan the purpose of the plan is to submit to the Department of Housing and Urban Development the goals and missions of the Section 8 Program where we see ourselves today and where we see ourselves in five years. When we started our partnership with the Dearborn Heights Housing Commission almost ten years ago we had fifty vouchers. We have since grown to 309 and got word the other day that we are going to have an additional fifty. Because of the rapid growth and specialization of the program we have to submit to the Department of HUD exactly how we administer and operate. The plan has been on display for forty five days if anyone has any questions or comments I'm here to try to answer them."

Council Chairman Kosinski asked if there was anyone in the public arena that would like to speak about the issue of the Dearborn Heights Agency Plan.

Councilman Paletko "Given all these vouchers that we now have how does this relate to a waiting list? Are we filling all of our needs?"

Ms. Swarthout "We are in fact filling the needs. The waiting list are traditionally very long. We do have preference where we give City of Dearborn Heights residents that meet the financial criteria set by the Department of HUD they are given first opportunity to receive the rental assistance. However, May of 1998 we opened the waiting list between the hours of 9:00 a.m. and 3:00 p.m. and took close to 2000 applications. So the need for the program is far greater than what the funding will allow. The citizens of Dearborn Heights that are in need of Section 8 rental assistance receive it first as a priority."

Councilman Paletko "Let me reformat a little bit. What I am trying to figure is for Dearborn Heights residents are we I mean if we could get another 30 or do we need another 300 to satisfy those needs?"

Ms. Swarthout "I am going to say the need is met sufficiently to where right now I can honestly tell you I have no Dearborn Heights residents on this waiting list and I have probably 30 that will be turning over in the next couple of months that will go to non Dearborn Heights. So the need is being met."

Councilwoman Blackburn "Who all is included on the waiting list?"

Ms. Swarthout "Our waiting list is comprised of citizens from primarily Wayne County but we also service Washtenaw, Ingham, St. Clair, Lenawee, Lapeer, Macomb."

Councilwoman Van Houten "Do other cities get these vouchers as well and given them out to their residents?"

Ms. Swarthout "Yes, Livonia has an agency, Inkster, Detroit, we have a State Agency, Michigan State Housing Development Authority. Michigan is pretty well recognized as a high performance in the rental assistance program area so we are usually very successful in receiving new allocations. Jointly, Carmine's agency and my agency were just awarded 408 housing vouchers to share among our mutual clients for a program called Welfare to Work. The targeted population for that particular program will be those that are either participating in state welfare work initiatives and as the last hurdle or one of the major hurdles to obtaining or maintaining employment is the lack of adequate affordable housing. So these vouchers will be awarded to

those families who are classified working poor. We are very excited about the growth of the program.”

CDD Oliverio “I just want to make a comment that as different communities and housing commissions open up their waiting list means that people can be on multi lists at the same time. If our list is unavailable for Dearborn Heights residents, If Livonia or Plymouth or somebody they can also get on those lists too.”

Councilman Zulinski “How do you know when it has been filled? Do they get knocked off your list or is there some kind of checks and balances?”

Ms. Swarthout “Not really but once annually we do purge the list. We send out a notification to everybody on the existing waiting list and indicate if they wish to remain on the list that they have to respond back by a specific time period. If they don’t respond they are removed.”

Councilman Zulinski “Those 408 vouchers for the Welfare to Work Program are they split up evenly or amongst all counties or is it given by needs?”

Ms. Swarthout “When we submitted the application to the Department of HUD to be considered for this program we had to give percentages. I don’t have the exact figures here but we are going to utilize approximately 13% in Washtenaw County the balance pretty much will be staying in Wayne County.”

Mayor Canfield “How often do you open waiting list? Does it get down to a certain point and then you open it?”

Ms. Swarthout “Because we do the purge annually and we know what our turnover is we evaluate, we try to make sure that no one will languish for no more than about 18 months. It’s unrealistic to say OK you can get on my waiting list but it’s going to be five to six years before we can service you. We try to keep it manageable. Because of that reason we only open it for one day. We can’t control how many we get. We would rather have 1000 but when you get 2000 you have to accept it from everybody. We are pretty happy we are down to probably less than 300 on our current waiting list and this is from May of 1998. We are right on target of where we want to be. We probably will be opening our waiting list again in the early spring.”

Mayor Canfield “Our phone rings off the hook when you do that.”

Ms. Swarthout “Yes, ma’am we are very busy.”

Council Chairman Kosinski “Is the number 300 as a waiting list consistent over the prolonged period time of the program?”

Ms. Swarthout “I’m sorry I don’t quite understand.”

Council Chairman Kosinski “I heard you say there is a waiting list of 300 to get assistance through this program. Has it gone to 400 or 200. What are the dynamics of those on the list, are they increasing or decreasing?”

Ms. Swarthout “They are going to be decreasing we are going to be pulling them off and servicing them probably within the next 6 month period and then we will be opening the waiting list to begin a new one.”

Council Chairman Kosinski “What influence does the economic picture have on numbers on people coming to the list? Suppose we have a reversal of hopefully not in the near term but at some point in the future what influence does that have on numbers of people who want your assistance?”

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Ms. Swarthout "The current inflation rate doesn't really have a major impact. The unfortunate thing about the rental assistance program is it's primarily generational. These are families that know of no other way except the government assistance either through the state or federal government. It does maybe impact slightly the type of jobs they are in are primarily non-skilled and even when the economy gets bad the non-skilled jobs don't usually go away. Their economic position in life pretty much stays the same."

Councilwoman Van Houten "When someone received assistance from you is there a time limit on how long they can receive assistance?"

Ms. Swarthout "Right now there is not a time limit. It's pretty much tied to however long the Department of HUD wants to fund it. If your fiscally responsible with the amount of money the HUD gives you you can obviously fund it longer. They used to renew all of their funding on a five year basis they now renew it anywhere from 12 to 18 month basis. It is in the law, the Rental Assistance Program is a statute in the law and it would take an act of Congress to get rid of the program. They will tailor it slightly. As you probably know, when Governor Engler signed the Welfare Limitations he indicated that no one be on the welfare rolls for more than two years out of your entire life. They have since amended that and have since eliminated the time limits. I can't foresee at any time in the future that the government is going to set a specific parameter and require that someone stay in it. Circumstances fluctuate too much. What do you do with the disabled who aren't able to get a job to supplement their income; and what do you do with our senior citizens on fixed incomes?"

Council Chairman Kosinski "Is there anyone else who would like to questions or comment on this issue, hearing none, he asked for a motion to close the Public Hearing."

99-513 Motion by Councilman Zulinski, seconded by Councilman Baron, that the Public Hearing be closed.

The Quality Housing and Work Responsibility Public Hearing closed at 8:25 p.m.

99-514 Motion by Councilwoman Van Houten, seconded by Councilman Zulinski, that Current Claims 6-1 through 6-10, be approved as submitted.

1. BEST ASPHALT, INC. - Canfield Center Arena Parking Lot - Cert. 1A from A/C 103-960-930-099 (Parking Lot) \$12,603.11 and A/C 101-265-981-000 (Building Maintenance Capital Outlay) \$42,558.64. Community Devel.
2. DISTRICT #7 DAD'S CLUB - 1999-2000 Youth Hockey Allotment - Ck. Req. dated 11/16/99 from A/C 101-691-887-000 (Recreation Programs) \$10,875.00. Recreation.
3. E & N CEMENT - Pavement Repairs - Two Inv.'s dated 11/13/99 from A/C 101-440-880-000 (Road Repairs) \$58,400.90 and A/C 592-537-818-000 (Contractual Services) \$6,237.67. DPW-Water.
4. NAGEL CONSTRUCTION - Sewer Cleaning Program - Inv. 1211 dated 11/02/99 from A/C 592-540-818-030 (Contractual Services) \$27,133.42. Water Dept.
5. PAINTER & RUTHENBERG - Newsprint Picked up October 1999 - Inv. 32338 dated 11/11/99 from A/C 101-210-810-000 (Sanitation) \$1,625.00. General Govt.
6. PLANTE & MORAN - Accounting and Audit Services - Inv. 627450, 627449, 627448 dated 11/11/99 from A/C 101-200-817-000 (Professional & Consult) \$20,520.00 and A/C 592-536-817-000 (Professional & Consult) \$7,330.00. General Govt.
7. PLANTE & MORAN - Audit Services - Inv. 622937 dated 10/19/99 from A/C 101-440-818-000 (Contractual Services) \$4,500.00. DPW-Highway.
8. STATEWIDE SECURITY TRANSPORT - Prisoner Food & Lodging Sept. '99 - Inv. dated 10/29/99 from A/C 101-200-868-000 (Prisoners) \$10,755.64. General Govt.

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9. WADE-TRIM/ASSOCIATES - Warren Avenue Streetscape - Inv. 63731 dated 11/12/99 from A/C 103-960-944-099 (Streetscape) \$1,555.00. Community Devel.
10. WESTLAND TREE SERVICE - Tree Trimming and Removals - Inv. dated 11/15/99 from A/C 101-440-820-000 (Tree Trimming) \$12,255.13. DPW-Highway.

Motion unanimously adopted.

- 99-515** Motion by Councilman Paletko, seconded by Councilman Baron, that the City Comptroller be authorized to advertise for bids, per specifications, for one (1) Clarke Automatic Floor Scrubber, Model Encore L20 or equal, per the request of Recreation Director Grybel, communication dated November 12, 1999.

Motion unanimously adopted.

- 99-516** Motion by Councilwoman Blackburn, seconded by Councilman Paletko, that the low bid from American Computer Sales, Inc., PO Box 7487, Charlottesville, VA 22906-7847, for one (1) HP Laser Jet 8100 N Printer, in the amount of \$2,685.00, and payment thereof, be approved, per Treasurer Riley, communication dated November 17, 1999. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

Motion unanimously adopted.

- 99-517** Motion by Councilman Zulinski, seconded by Councilman Paletko, that the bid from Vermeer Sales & Service, Inc., 1005 Thorrez Road, Jackson, MI 49201, for one (1) Brush Chipper, in the amount of \$23,292.00 less trade-in of \$5,500.00, for a total of \$17,792.00, and payment thereof, be approved, per Public Service Administrator Blackburn, communication dated November 9, 1999.

Motion unanimously adopted.

- 99-518** Motion by Councilwoman Van Houten, seconded by Councilman Baron, that the low bid from Commercial Lawnmower, 34955 Plymouth Road, Livonia, MI 48150, for two (2) 60" Riding Mowers, in the amount of \$14,490.00, and payment thereof, be approved, per Public Service Administrator Blackburn, communication dated November 9, 1999. Further, that the Treasurer be authorized to return bid deposits to the unsuccessful bidders.

Motion unanimously adopted.

- 99-519** Motion by Councilman Baron, seconded by Councilwoman Blackburn, that the Mayor and City Clerk be authorized to sign the contract for architectural services for the new Police and Courthouse facility with Coquillard/Dundon/Peterson and Argenta, Inc., 3000 Town Center, Suite 1515, Southfield, MI 48075, per Police Chief Webber, communication dated November 12, 1999.

Motion unanimously adopted.

- 99-520** Motion by Councilwoman Van Houten, seconded by Councilman Zulinski, that proposed Ordinance H-99-09, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF DEARBORN HEIGHTS, BE AMENDED BY ADDING SECTION 20-56 REGARDING DOMESTIC ASSAULT AND BATTERY, be considered read for the second time and to become effective upon publication in the City's official newspaper.

Motion unanimously adopted.

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99-521 Motion by Councilman Baron, seconded by Councilwoman Van Houten, that the City Council concurs with and approves Permanent Traffic Control Device Request T-116, "This Lane Must Turn Right" sign for southbound Monroe at Van Born, per Police Chief Webber, communication dated November 8, 1999.

Motion unanimously adopted.

99-522 Motion by Councilman Zulinski, seconded by Councilwoman Horvath, that business license renewals for Lone Star Steakhouse, 24140 Ford Road and Britannia Hall Post #92, 5312 S Beech Daly, be approved.

Motion unanimously adopted.

99-523 Motion by Councilman Baron, seconded by Councilwoman Horvath, that the meeting be adjourned.

Motion unanimously adopted.

The meeting adjourned at 8:52 p.m.

JOYCE A. ROBBINS
CITY CLERK

JOSEPH V. KOSINSKI, CHAIRMAN
CITY COUNCIL

MARIA E. LAWRENCE
COUNCIL/CLERK SECRETARY