REGULAR MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

OCTOBER 14, 2003

03-378 The meeting was called to order at 8:03 p.m. by Council Chair Elizabeth J. Agius.

Roll Call showed the following:

Present: Council Chair Elizabeth J. Agius, Councilman Kenneth R. Baron, Councilwoman Janet S. Badalow, Councilwoman Janet L. Blackburn, Councilman Bob Constan, Councilwoman Margaret M. Van Houten.
Absent: None.
Also Present: Mayor Canfield, Corporation Counsel Miotke, City Clerk Robbins, Deputy Clerk Pawlukiewicz, Comptroller Barrow, Assessor Riedel, Building & Engineering Director Kissinger, Police Chief Gust, Deputy Fire Chief McElroy, Recreation Director Grybel, Public Service Administrator Blackburn, Community Development Director Oliverio, DPW Supervisor Franzil.

The Pledge of Allegiance was led by Comptroller Barrow.

03-379 Motion by Councilman Baron, seconded by Councilwoman Badalow, that the Agenda for the Regular Meeting of October 14, 2003, be approved with the renumbering and moving of Agenda Item 8-B (Extension of Dearborn Heights Police Supervisors Contract Benefits to Police Chief and Deputy Police Chief) to 13-C.

Motion adopted.

03-380 Motion by Councilman Baron, seconded by Councilman Constan, that the Minutes from the Regular Meeting of September 23, 2003, be approved as submitted.

Motion adopted.

The Public Hearing for the Dearborn Heights Housing Commission's Agency Plan Public Hearing opened at 8:05 P.M., by Council Chair Elizabeth J. Agius.

Council Chair Agius waived the reading of the official notice of a Public Hearing (see below).

The Dearborn Heights Housing Commission has developed its Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. This plan is available for review at the Community Development Department located at 26155 Richardson, Dearborn Heights, MI between the hours of 8:30 a.m. and 5:00 p.m. Monday, Thursday and Friday.

In addition, a Public Hearing will be held on Tuesday, October 14, 2003 in the Dearborn Heights City Council Chambers located at 6045 Fenton, Dearborn Heights, MI at 8:00 p.m. Everyone is invited. Published. August 27, 2003

Council Chair Agius asked Community Development Director Oliverio for his opening remarks.

Community Development Director Oliverio "I'm just going to make a short statement and turn the Public Hearing over to Plymouth Housing Commission. As you know the City of Dearborn Heights has enjoyed a close working relationship with the Plymouth Housing Commission. They are operating our Section 8 Program and the City's Housing Commission and Plymouth Housing Commission are working very close in seeing that our residents are served with housing needs. I guess the mission of the Dearborn Heights Housing Commission is to provide quality housing to eligible people in a professional and fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services. What I would like to do now is ask Sharon Thomas, the Director of the Housing Commission in Plymouth to say a few words and answer any questions that the public or Council may have."

Sharon Thomas "Good evening and thank you. Plymouth Housing Commission has had the good fortune of working with Carmine for many years on the Section 8 Program. What Section 8 is is we provide and we use all HUD money, there is no city money period. There's no Plymouth money, there's no Dearborn Heights money, there's not one cent of city money. We complain about the Department of HUD but we do use their money very well. When the economy goes south our business gets really really heavy. We opened up our waiting list for one day and we took over 9,000 applications. That was about a year and a half ago and it's worse now. We presently administer just under 2000 and we are not even making a dent. To me it is the answer to affordable housing. There's no bricks and mortar. I don't have to fix a garbage disposal, I don't to repair a refrigerator. Being a landlord is a whole different thing, that's called public housing. Section 8 is that we hand to an eligible person and we say "on behalf of you and your family we are going to pay x number of dollars towards your rent". We pay directly to the landlords by the way. This allows their family to live in rental units in better areas and bigger units than what they could afford on their own. So, we are very proud. To me I've been in the business forever, 25 years now, and to me

Section 8 is the answer to affordable housing. I think if you have a chance to get any more vouchers you get them because you don't have to shovel the snow in front of it, it's the landlords job and if the garbage disposal goes out, it's the landlords. Another really big thing it uses up the rental stock in your community. It helps your landlords by providing income for them. Is there any questions? I wasn't that good."

Council Chair Agius "Ms. Thomas can you tell us when you anticipate opening up the waiting list?"

Ms. Thomas "Presently we have about 4800 on the list and when someone tells you, and I don't want to elaborate too much on this, but when someone tells you if you call another Housing Commission they say "Oh, we have 10,000" that's an unrealistic amount because historically, traditionally across the country 50% of the people go somewhere. We have no idea where they go, they just don't come back. So if you cut that in half. I'm thinking probably we have to do it strategically according to the weather. We don't want people out in the snow or cold. Carmine puts this together. He knows how to do this, in fact I just call Carmine and tell him it's time to open the waiting list and he goes "oh no" but then he goes through and does a great job. We use the campus here at Henry Ford and it just works so well. I'm going to anticipate maybe the end of 2004, definitely 2005. Another thing, if you do have people that are interested have them call us because we keep a list of all the Housing Authorities that are opening their list."

Council Chair Agius "Thank you, any more questions for Ms Thomas?"

Vaskin Badalow "How does a family apply?"

Ms. Thomas "It's obviously for the very low income so they have to meet income guidelines. When the waiting list is opened they get an application and then once a year we send a letter asking if they are still interested in being on it. Then in typical federal style when your name comes to the top of the list we ask you for a billion pieces of paper. We try to streamline it as best we can but we try to tell them, they have to realize they are asking the taxpayers to help pay their rent so bare with us on this and we make it as friendly as possible. We send the landlords their check on the first working day of the month. We are one of the few housing authorities that actually pay our landlords on time. We have a lot of landlords who want it. If you have someone that is in need, we are not taking applications right now but you can have them call us. We have part time college students who call once every two months all the housing authorities in southeast Michigan to find out if they are planning on opening their list. We share that with anyone."

Badalow "There is no application at this point in time?"

Ms. Thomas "Not for Plymouth. There may be for someplace else. You also have Michigan State Housing Authority which handles all of the state and they open their waiting list too. We have information about that to but in reality there is a lot more need than vouchers."

Community Development Director Oliverio "Want to tell them the use of the different cities."

Ms. Thomas "It's called "finders keepers" and what it is is that if I handed you a voucher and say "Mr. Jones on part of you and your wife and your seven kids, or whatever, we are going to pay hypothetically $800.00 a month toward your rent" then what you do, it is your job to go find a rental unit. The advantage of the Section 8 Program is it lets say, God forbid, you have a child that needs a lot of medical care and you have to live near a hospital you can take that to Ann Arbor. Now, if something happens and you decide the better medical care is in Memphis you can take it to Memphis, we still pay. You can take it any place you want. It's the best housing program out there and we thank you for allowing us to administer it for you."

Council Chair Agius "Thank you Ms. Thomas."

Ms. Thomas "My pleasure."

Council Chair Agius "Any other questions, if not I'll take a motion to close the public hearing.

03-381 Motion by Councilwoman Van Houten, seconded by Councilman Constan, that the public hearing be closed.

Motion adopted.

The for the Dearborn Heights Housing Commission's Action Plan Public Hearing closed at 8:14 p.m.

03-382 Motion by Councilwoman Blackburn, seconded by Councilwoman Van Houten, that Current Claims 6-1 through 6-32, be approved as submitted.

1. ALLCOURT, INC. - Resurfacing Basketball Court Young Center - Final Inv. from A/C 101-691-932-000 (Repair/Maint.) $2,480.00. ENC. Recreation.
2. ANGELO IAFRATE CONSTRUCTION COMPANY - Warren Avenue Streetscape - Cert. #7

dated 10/06/03 from A/C 103-960-944-202 (Warren Ave.) $45,221.75. CDBG.

3. CENTRAL WAYNE COUNTY SANITATION AUTHORITY - Monthly Debt & Service Sept/Aug 2003 - Inv. dated 09/16/03 from A/C 101-200-810-000 (Sanitation) $188,140.00. General Govt.
4. CITY OF DEARBORN - AFIS Evidence Processing - Inv. 87331 dated 09/15/03 from A/C 101-300-818-000 (Contract Serv.) $1,890.00. Police Dept.
5. CONFERENCE OF WESTERN WAYNE - Membership Dues 2004 - Inv. 301-004 dated 09/15/03 from A/C 101-200-958-000 (Dues/Memberships) $8,019.00. General Govt.
6. E & N CEMENT - Pavement Repairs - Inv. dated 10/05/03 from A/C 592-537-818-000 (Contract Serv) $107,158.85. Water Dept.
7. ELLEFSON BUILDING DEMO - Load & Haul Debris - Inv. 312 dated 10/10/03 from A/C 101-200-810-000 (Sanitation) $14,400.00. General Govt.
8. J Q INC. - Grass/Weed Cutting - Various Inv's from A/C 101-200-963-000 (Grass/Weeds) $24,400.00. General Govt.
9. MMRMA - Liability Insurance - Inv. 90154-1 dated 09/09/03 from A/C 101-200-911-000 (Insurance) $703,806.00. General Govt.
10. NAGEL CONSTRUCTION, INC. - Sewer Cleaning Program - Inv. 1857 dated 09/25/03 from A/C 592-540-818-030 (Contract Serv.) $10,469.48. Water Dept.
11. PLANTE & MORAN - Account Services and Audit - Inv. 929751; 929749; 929748 and 929747 from A/C 101-200-817-000 (Prof/Consult) $30,275.00 and A/C 592-536-817-000 (Prof/Consult) $13,930.00. General Govt.
12. PLANTE & MORAN - Audit Services - Inv. 929750 dated 09/23/03 from A/C 103-960-918-202 (Admin) $2,660.00. CDBG.
13. STANDARD FEDERAL BANK - Wastewater Refunding Bonds - NH/RV Bonds - Inv. dated 09/17/03 from A/C 592-905-995-000 (Bonds) $79,982.50. Water Dept.
14. STATEWIDE SECURITY TRANSPORT - Prisoner Food & Lodging - Inv. dated 09/16/03 from A/C 101-200-868-000 (Prisoners) $1,643.50. General Govt.
15. TELETRAC - Air Time and Maintenance - Inv. DHP200 dated 09/11/03 from A/C 265-330-932-265 (Misc. Exp.) $2,821.00. Police Dept.
16. TMP ARCHITECTURE - Swapka Park Comfort Station - Inv. 12369 dated 09/30/03 from A/C 103-960-964-203 (Swapka Park) $1,700.42. CDBG.
17. WADE-TRIM/ASSOCIATES - 2003 Street Repair Survey - Inv. 79845 dated 09/22/03 from A/C 202-202-880-300 (Streets) $11,532.29. Major Streets.
18. WADE-TRIM/ASSOCIATES - Crack Seal Addendum - Swapka Park - Inv. 79662 dated 09/16/03 from A/C 103-960-964-203 (Swapka Park) $793.25. CDBG.
19. WADE/TRIM & ASSOCIATES - DHT-Downriver Tech Assistance - Inv. 79661 dated 09/16/03 from A/C 592-XXX-154-000 (Sewers) $420.00. Water Dept.
20. WADE/TRIM & ASSOCIATES - Housing Impediments Study - Inv. 79850 dated 09/23/003 from A/C 103-960-918-202 (Admin) $1,052.50. CDBG.
21. WADE/TRIM & ASSOCIATES - Phase 1 Warren Avenue Business Improvements - Inv. 79709 dated 09/17/03 from A/C 103-960-944-202 (Warren Avenue) $2,016.52. CDBG.
22. WADE/TRIM & ASSOCIATES - Phase II CSO Sewer Design - Inv. 79666 dated 09/16/03 from A/C 592-XXX-154-000 (Sewers) $23,873.16. Water Dept.
23. WADE/TRIM & ASSOCIATES - Various Services for Building Dept. - Pass-through - Inv's 79484, 79489, 79494, 79495, 79490, 79483, 79660, 79659, 79658, 79664, 79663 from A/C 101-371-809-000 (Eng. Services) $11,735.93. Bldg. Dept.
24. WADE/TRIM & ASSOCIATES - Warren Avenue Sign Plan - Inv. 79929 dated 10/02/03 from A/C 103-960-944-202 (Warren Avenue) $675.50. CDBG.
25. WAYNE COUNTY - DEPT. OF ENVIRONMENT - Bond Payments for CSO Basin - Inv. 217872 and 217871 dated 09/15/03 from A/C 592-905-992-003 (Principal) $595,000.00 and from A/C 592-905-992-004 (Interest) $267,352.50. Water Dept.
26. WAYNE COUNTY - DEPT. OF ENVIRONMENT - Excess Flow for D/R and R/V - Inv. 218151 dated 09/26/03 and Invoice 218172 dated 09/26/03 from A/C 592-537-929-000 (Sewers) $222,519.29. Water Dept.
27. WAYNE COUNTY - DEPT. OF ENVIRONMENT - Interest for Bonds NHV/RV - Inv. 217902 dated 09/15/03 from A/C 592-905-995-000 (Interest) $77,962.96. Water Dept.
28. WAYNE COUNTY - D P S - Traffic Signal Maintenance August 2003 - Inv. 1000519 dated 09/19/03 from A/C 101-440-925-000 (Signal Maint.) $3,037.81. DPW-Highway.
29. CUMMINGS, MC CLOREY, DAVIS - Labor Matters for July/August 2003 - Inv. 50194 dated 09/19/03 and Invoice 487378 dated 08/14/03 from A/C 101-200-817-000 (Prof/Consult) $5,832.91. General Govt.
30. GARY MIOTKE - Legal Services August/September 2003 - Inv. dated 10/03/03 from A/C 101-210-826-000 (Counsel Services) $15,701.25. Corp. Counsel.
31. SECREST, WARDLE, LYNCH...Central Wayne Energy Recover Matter - Legal Services July/August 2003 from A/C 592-536-817-000 (Prof/Consult) $95.00 and A/C 101-210-826-000 (Counsel Serv.) $8,484.00. General Govt.
32. SOMMERS, SCHWARTZ, SILVER & SCHWARTZ - Legal Services for Water Issues - Inv. 175261 dated 09/05/03 from A/C 592-536-817-000(Prof/Consult) $1,980.00. Water Dept.

Motion adopted.

03-383 Motion by Councilman Baron, seconded by Councilman Constan, that the "Make a Difference Day" Resolution be adopted as follows:

WHEREAS, "Make a Difference Day" was created in 1992 by the USA Today Newspapers and the Points of Light Foundation, as well as, to encourage volunteerism in every community in America; and

WHEREAS, in the City of Dearborn Heights, volunteers from local veterans, civic and charitable organizations have joined hands to lend assistance to a worthy cause in our area; and

WHEREAS, the Detroit Veterans Center, an organization dedicated to helping homeless veterans with basic human needs, job training, and financial assistance needs the help of volunteers; and

WHEREAS, the men and women served by the Detroit Veterans Center need basic items like toothbrushes, combs, shampoo, socks and soap in their daily lives - items we can donate as part of "Make a Difference Day" in Dearborn Heights,

NOW, THEREFORE, BE IT RESOLVED, THAT:

the Mayor and City Council support "Make a Difference Day", Saturday, October 25, 2003, in the City of Dearborn Heights, and encourage all residents to donate needed items to the Detroit Veterans Center, to help homeless veterans in the Metro Detroit area, and to show our support for all veterans who have defended and who continue to defend our Nation against terrorism and other evils around the world, per Mayor Canfield, communication dated October 7, 2003.

Motion adopted.

03-384 Motion by Councilman Baron, seconded by Councilwoman Badalow, that the City Council concurs with and approves the property description fee schedule associated with lot splitting, combining or any change to metes and bounds descriptions at $50.00 plus $50.00 for each resulting parcel, per Deputy Assessor Cooper, communication dated October 7, 2003.

Motion adopted.

03-385 Motion by Councilman Baron, seconded by Councilman Constan, that the City Council concurs with and approves the quotation from TLN (The Library Network), 13331 Reeck Road, Southgate, MI 48195 for four (4) Gateway PC Systems, at the cost of $862.00 per, grand total $3,448.00, and payment thereof, per Community Development Director Oliverio, communication dated October 8, 2003. Funds for this purchase to be allocated as follows:

two (2) computers from TIFA; CDBG to contribute $1,449.80 and the remainder amount of $274.20 from the library millage fund. Also, the Library Network will install and setup the systems at no additional costs.

Motion adopted.

03-386 Motion by Councilman Constan, seconded by Councilwoman Badalow, that the City Council concurs with and approves the renewal of the 2003-2004 City's self insurance program with re-insurance through the MMRMA (Michigan Municipal Risk Management Authority), at a cost of $1,407,611.00, per Comptroller Barrow, communication dated October 7, 2003. Further, that the Mayor and Clerk sign on behalf of the City.

Motion adopted.

03-387 Motion by Councilwoman Van Houten, seconded by Councilwoman Blackburn, that the City Council concurs with and approves Change Order #1 with Corona Construction, 31157 Plymouth Road, Suite 204, Livonia, MI 48150 for the Central Park Comfort Station, 1801 N Beech Daly Road, Dearborn Heights, MI 48127, in the increased amount of $740.00, per Recreation Director Grybel, communication dated September 29, 2003. Further, that the Mayor be authorized to sign the documents on behalf of the City.

Motion adopted.

03-388 Motion by Councilman Baron, seconded by Councilman Constan, that the City Council concurs with and approves the quotation from Barrett Paving Materials Inc., 5800 Cherry Hill Road, Ypsilanti, MI 48198 for CP-5 Pave 192 Cold Patch materials for the 2003-2004 patching season, at the cost of $43.00 per ton, per Public Service Administrator Blackburn, communication dated September 23, 2003. This price is good through August 31, 2004.

Motion adopted.

03-389 Motion by Councilwoman Badalow, seconded by Councilman Constan, that the Comptroller be authorized to sell the remaining City equipment from the vacated Police and District Court facilities to City employees first then to the general public, per Comptroller Barrow, communication dated October 8, 2003.

Motion adopted.

03-390 Motion by Councilwoman Badalow, seconded by Councilman Constan, that proposed Ordinance H-03-14, AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF DEARBORN HEIGHTS, BE AMENDED BY AMENDING SECTION 36-62 REGARDING NONCONFORMING LOTS, be considered read for the second time and become effective upon publication in the City's official newspaper of record.

Motion adopted.

03-391 Motion by Councilwoman Van Houten, seconded by Councilwoman Badalow, that tabled Council Motion 03-358, the 2001-2005 Police Supervisors Association Collective Bargaining Agreement, be brought back on the table.

Motion adopted.

03-392 Motion by Councilwoman Van Houten, seconded by Councilwoman Badalow, that the City Council concurs with and approves the 2001-2005 Dearborn Heights Police Supervisors Association Collective Bargaining Agreement as decided by arbitration and incorporated into said contract, per Mayor Canfield, communication dated September 18, 2003.

Motion adopted.

03-393 Motion by Councilman Baron, seconded by Councilwoman Van Houten, that the request from Lone Star Steakhouse & Saloon of Michigan, Inc. to transfer all stock in 2003 Class C licensed business, located at 24140 Ford, Dearborn Heights, MI 48127, Wayne County, by dropping Lonestar Steakhouse & Saloon, Inc. As stockholder through transfer of their 100 shares of stock to new stockholder, Lone Star Finance, Inc. (STEP 1), be approved. Req ID #226239.

Motion adopted.

03-394 Motion by Councilman Baron, seconded by Councilman Constan, that the City Council concurs with and approves extending the benefits of the Dearborn Heights Police Supervisors 2001-2005 Contract to the Police Chief and Deputy Police Chief, with the exception of the salaries for years 2001-2002, per Mayor Canfield, communication dated October 8, 2003.

Motion adopted.

03-395 Motion by Councilman Constan, seconded by Councilman Baron, that the meeting be adjourned.

Motion adopted.

The meeting adjourned at 8:36 p.m.

JOYCE A. ROBBINS
CITY CLERK

MARIA E. LAWRENCE
COUNCIL/CLERK SECRETARY

ELIZABETH J. AGIUS, CHAIR
CITY COUNCIL